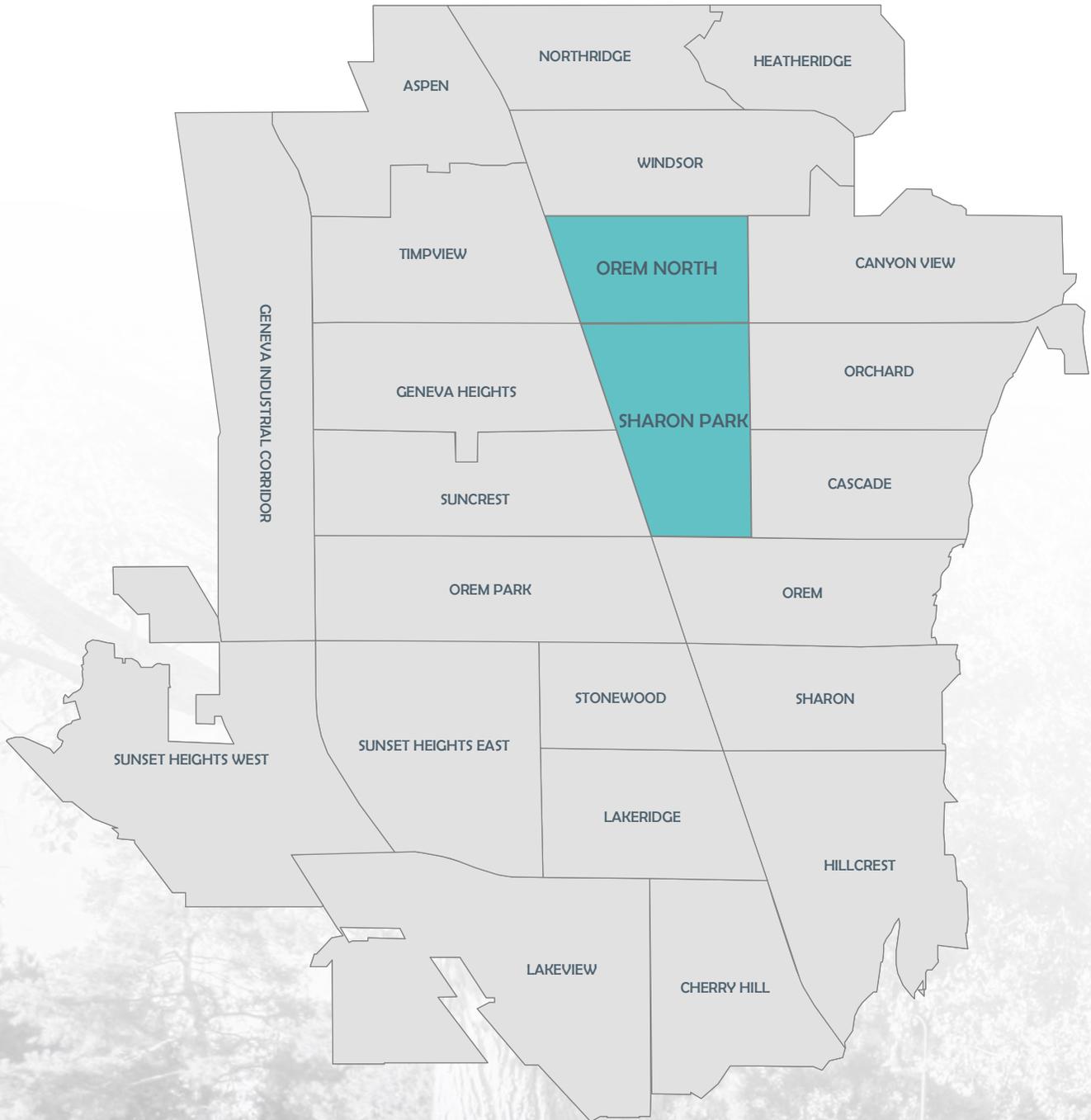


OREM NORTH and SHARON PARK NEIGHBORHOOD PLAN





OREM NEIGHBORHOODS



CITY OF OREM STAFF

Jason Bench — Planning Division Manager
 Christian Kirkham — Long Range Planner
 Bill Bell — Development Services Director
 Ryan Clark — Economic Development Director
 Sgt. Bill Crook — Orem PD - Neighborhood Preservation Unit
 Paul Goodrich — Transportation Engineer
 Chris Tschirki — Public Works Director
 Neal Winterton — Water Resource Division Manager

CONSULTANT TEAM

Michael Clay, PhD,
 Director of Urban and Regional Planning, Department of Geography, Brigham Young University

Alan Barth
 Katilynn Harris
 Addison Jenkins
 Spencer Quain
 Briam Amaya
 Cameron Beazer

Caleb Carpenter
 Rachel Dupaix
 Jordan Frustaci
 Brittney Harris
 Austin Magleby

Matt Montgomery
 Heather Oliphant
 Lindsay Sheridan
 Justin Smith
 Korey Smith
 Parker Stringfellow

NEIGHBORHOOD ADVISORY COUNCIL

Carl Cook — Resident, Planning Commission Member
 Becky Jensen — Resident, former Planning Commission Member
 Mike Larson — Sharon Park Elementary School Principal
 Lewis Young — Sharon Park Elementary School Assistant Principal
 Arnold Bateman — Resident
 Jolene Fincher — Resident
 Mark Fincher — Resident
 Mark Jones — Resident
 Ron Kendall — Resident
 Anne Kendall — Resident
 Harold McCown — Resident
 Claude Richards — Resident

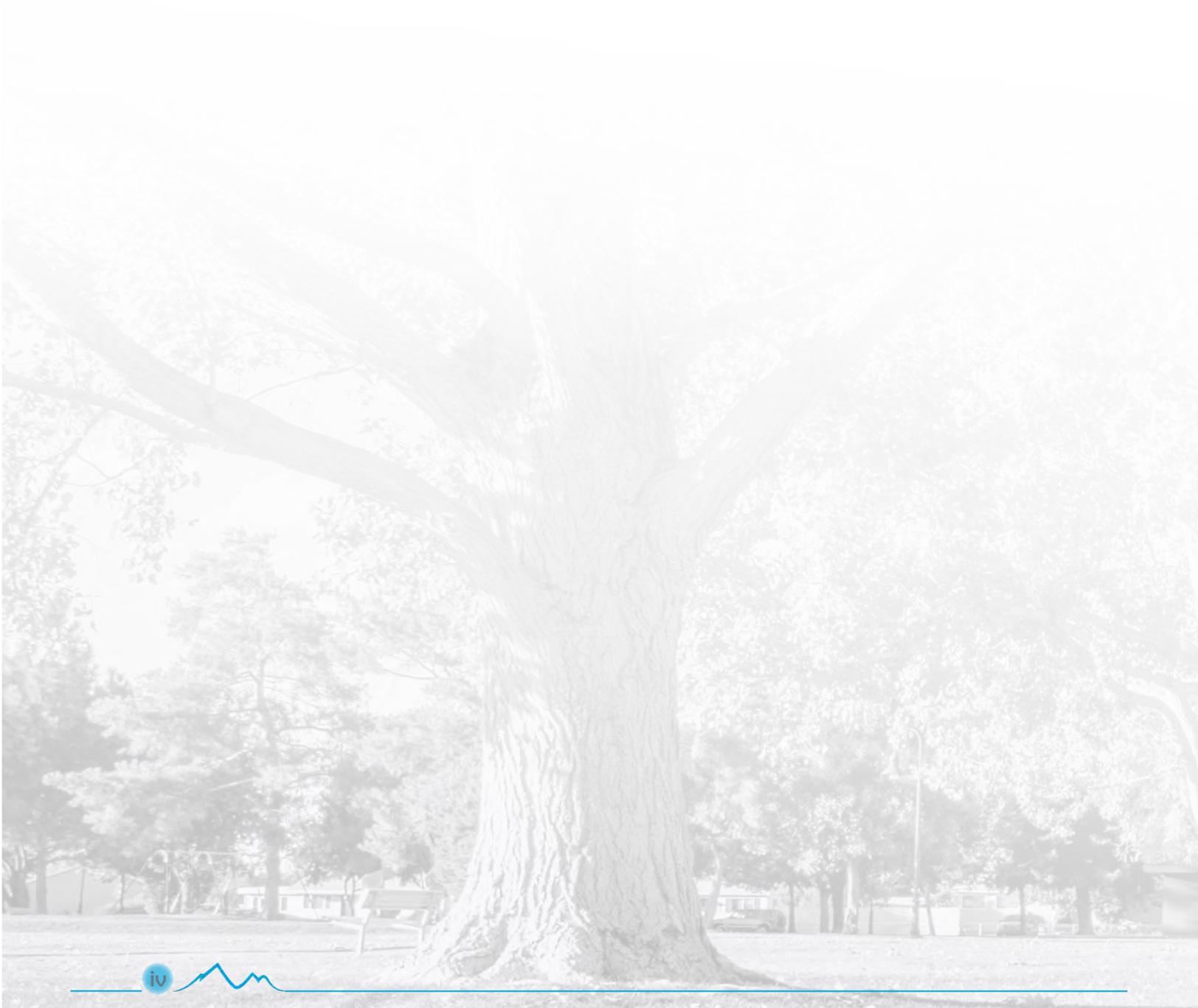


TABLE OF CONTENTS

	List of Tables and Figures.....	vi
	List of Maps	vii
	Introduction	1
	Demographics.....	7
	Land Use	15
	Transportation.....	27
	Economic Conditions.....	37
	Public Works.....	47
	Neighborhood Preservation	51
	Implementation.....	57
	Appendix	63



LIST OF TABLES AND FIGURES

Figure 2.1 Neighborhood population projection..... 8

Figure 2.2 Population pyramid..... 9

Figure 2.3 Census blocks by vacancy percentage..... 10

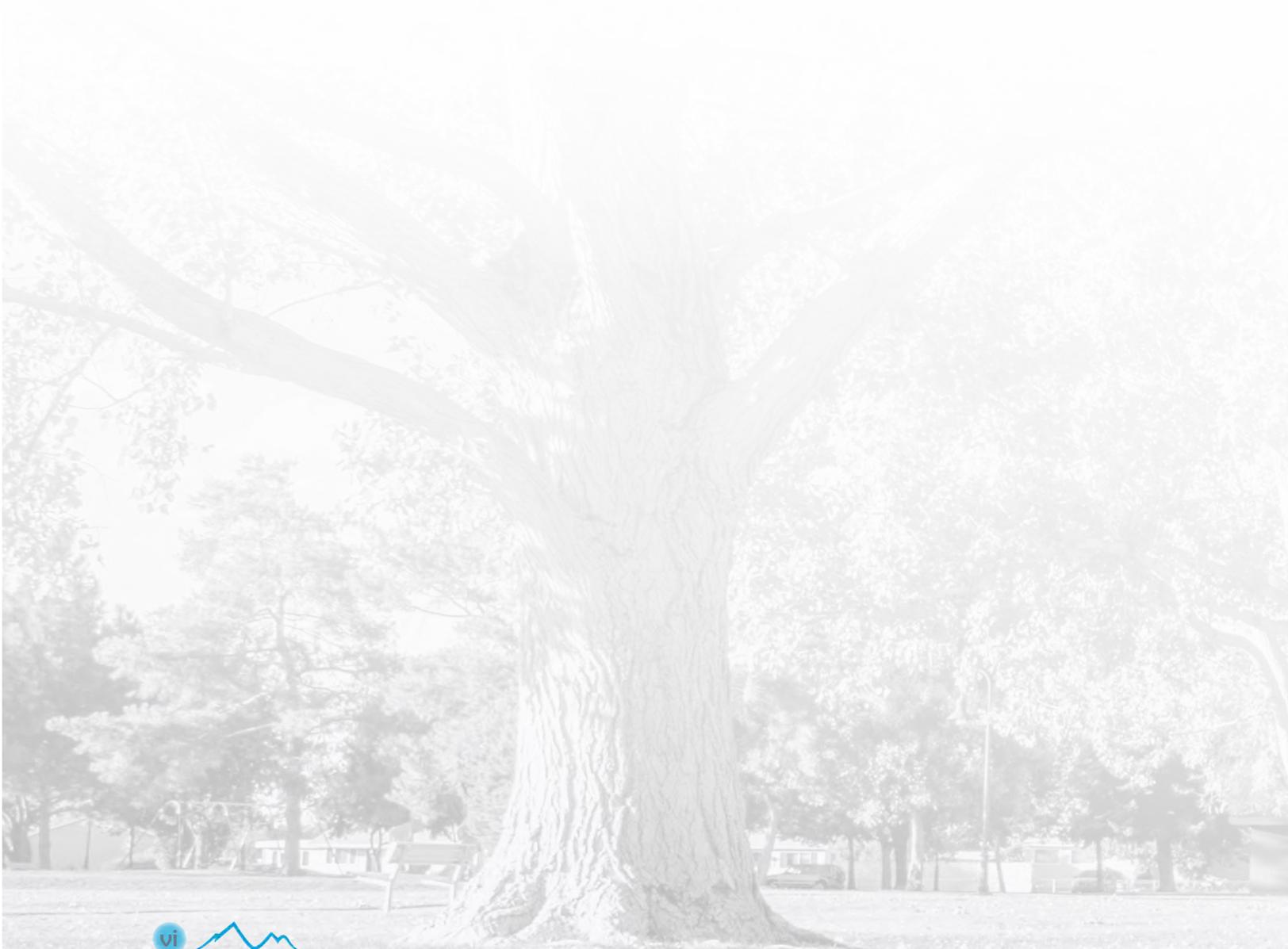
Figure 4.1 North Union Canal Trail rendering..... 34

Figure 5.1 Process of determining property taxes 38

Table 5.1 Taxable value rates 39

Table 5.2 Major employment types 41

Table 7.1 Implementation..... 60



LIST OF MAPS

Map 1.1 Neighborhood landmarks 4

Map 2.1 Renter occupied percent 11

Map 2.2 Owner occupied percent..... 12

Map 3.1 Current land use 16

Map 3.2 Zoning 19

Map 3.3 Commercial development nodes 21

Map 3.4 Public services 22

Map 3.5 Parks and trails 25

Map 4.1 Roadway classifications..... 28

Map 4.2 Roadway speed limits..... 29

Map 4.3 Annual average daily traffic counts 30

Map 4.4 Crash severity..... 31

Map 4.5 Bus stops 32

Map 4.6 Bike lanes and trails..... 35

Map 5.1 Average taxable value 10 year rate..... 40

Map 5.2 Home-occupied and commercial businesses 42

Map 5.3 Business types..... 43

Map 5.4 Economic development nodes..... 45

Map 6.1 Housing by year built 53





INTRODUCTION

1

Vision Statement

Our goal is to promote a vibrant sense of community, security, and well-being. The plan endeavors to: preserve a long-standing tradition of family-friendly neighborhoods; allow for appropriate growth and development; support the preservation and beautification of individual neighborhoods; create public spaces that increase quality of life; and advance the efficiency and safety of transportation systems. This is our neighborhood's legacy for future generations.



All references to comments by residents throughout the Neighborhood Plan are found in **Table C** and **D** in the Appendix.

The Orem North and Sharon Park Neighborhood Plan was created by a community advisory committee and Orem City planning staff. It was developed under the City's directive to create neighborhood-specific plans and is in harmony with all long range-plans adopted by the City.

The plan communicates the values and interests of the Neighborhoods' residents and serves as a guideline for future growth, development, and preservation. Furthermore, it encourages the creation of aesthetically-pleasing neighborhoods and public spaces that enhance the community. It also addresses the needs, concerns, and potential impacts of land use, transportation, economic development, and preservation of the Neighborhoods.

1.1 BACKGROUND AND HISTORY

In 1877, Latter-day Saint (LDS) farmers began to settle the area that is now the City of Orem. Historically, the area was known as Sharon, a name that pays homage to Sharon, Vermont, the birthplace of Joseph Smith, founder of the LDS faith. The small town flourished as an agricultural community. Construction of the Geneva Steel factory during World War II dramatically transformed Orem's population and workforce. The influx of workers required a substantial increase in residential development throughout the City. The history of the Orem North and Sharon Park Neighborhoods are tied to this increase in

residential land-use. Today, the Neighborhoods continue to function primarily as residential communities with a commercial corridor along State Street.

The LDS Church, with its emphasis on family, has greatly impacted the demographics of the region and the Neighborhoods. The large number of families in the area has led the Neighborhoods to develop primarily as low density residential with many single-family homes. The Neighborhoods are also home to St. Francis' Catholic Church, the oldest and largest Catholic church in Utah County. The Sharon School, no longer standing, was an influential institution in the community since its construction in 1894. Today, children in the Neighborhoods are serviced by Sharon Elementary School (see **Map 1.1**).

1.2 OBJECTIVE

Residents in the Neighborhoods indicated through comment cards and meetings that they value family, faith, service, respect, integrity, responsibility, and social contribution. These values reflect the City of Orem's motto: "Family City USA." Over the years, Orem has become just that. In 2010, Forbes Magazine ranked the City as the fifth best place to raise a family.¹ Claudia Wallis, editor of TIME's book *Healthiest places to Live*, called it one of the best places in America for spiritual well-being.² Residents of the Orem North and Sharon Park Neighborhoods have helped establish this reputation. The Neighborhood Plan identifies a vision that preserves this culture while promoting quality of life and welfare.

1. Francesca Levy. America's Best Places to Raise a Family. <http://www.forbes.com/2010/06/04/best-places-family-lifestyle-real-estate-cities-kids.html>. 6/07/2010.
2. Sahaj Kohli. 10 of the Healthiest Places to Live in America. http://www.huffingtonpost.com/2014/08/06/healthiest-places-to-live-in-america_n_5648452.html. 7/14/2014.



1.3 NEIGHBORHOOD VISION ELEMENTS

Below are the four key elements that make up the Orem North and Sharon Park Neighborhood Vision.

Preservation and Urban Design

Safeguard property values. Ensure that properties are well-maintained and enrich the aesthetic beauty of the neighborhood. Improve code enforcement and regulation.

Parks and Open Space

Ensure availability and usability of parks and open space. Support the development of new amenities. Maintain the safety and cleanliness of parks.

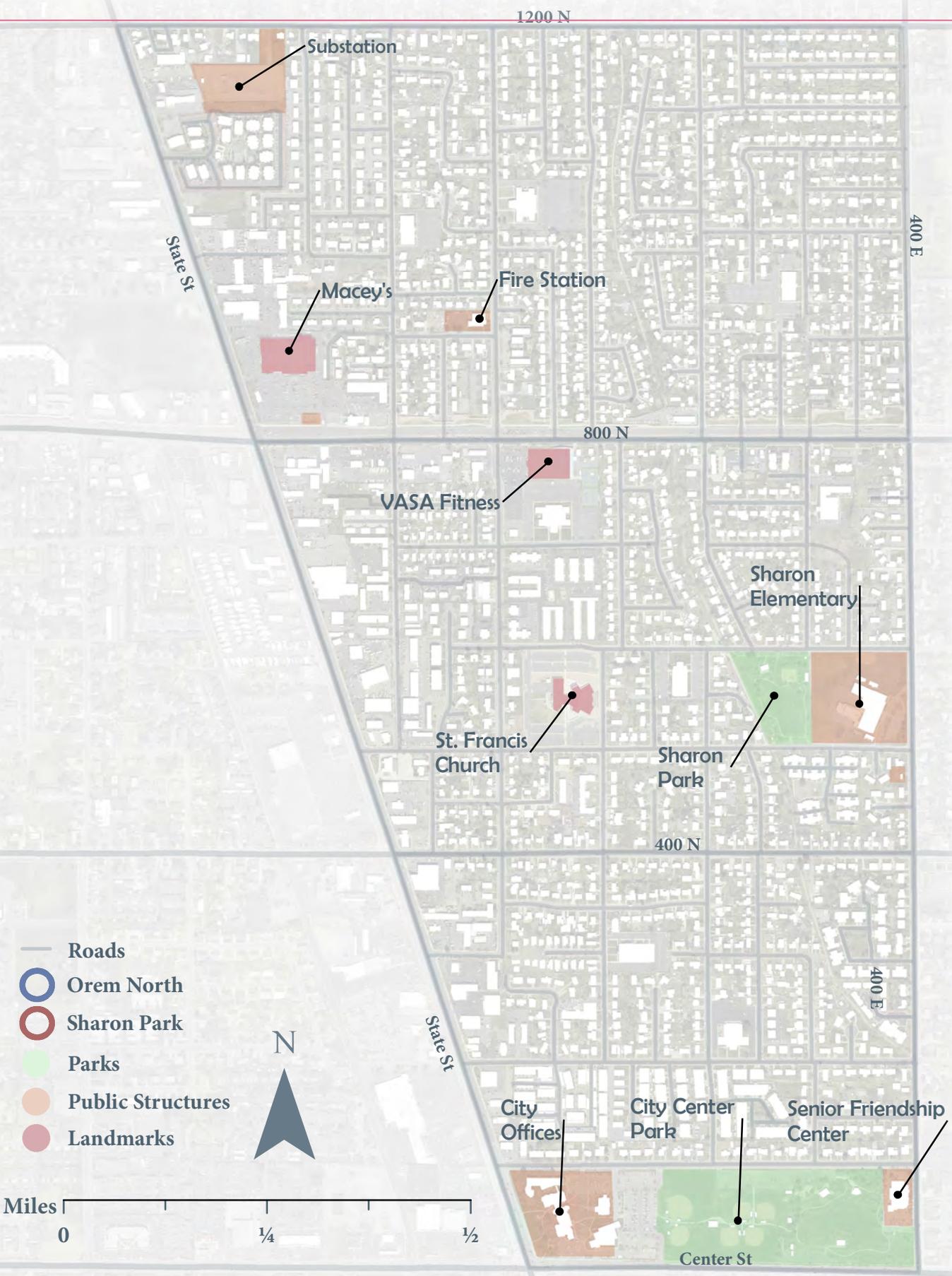
Transportation

Enhance transportation systems to meet the needs of a diverse community. Create an efficient and pedestrian-friendly transportation network that provides mobility and accessibility.

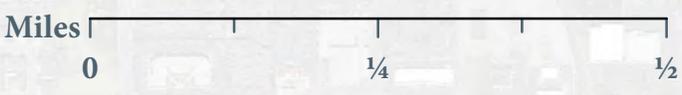
Character and Community

Preserve a legacy of family-friendly neighborhoods. Maintain a single-family, residential character. Ensure stable property values, attractive streetscapes, and safe communities.

MAP 1.1 NEIGHBORHOOD LANDMARKS



- Roads
- Orem North
- Sharon Park
- Parks
- Public Structures
- Landmarks







Purpose

Understanding the demographic makeup of the Orem North and Sharon Park Neighborhoods is important to residents and City officials for its future planning. This data can be used to understand the general characteristics of residents when planning for future projects. In short, it shows the population composition of these Neighborhoods. This section contains data gathered from the 2010 US Census and those data are organized into 94 smaller sections called census blocks (See [Map A](#) in Appendix).



2.1 POPULATION

Growth in the Orem North and Sharon Park Neighborhoods has fluctuated over the last 30 years. In 2010, there were 9,578 residents in the Neighborhoods. Since 1980 there has been a 14% increase with much of that growth coming between 1990 and 2000 when the population peaked. **Figure 2.1** illustrates potential population growth within the Neighborhoods over the next 25 years using previous population counts as a guide. The established nature of the Neighborhoods suggest that the lower projection is more realistic as there is limited land available for development within neighborhood boundaries (see **Map B** in Appendix). Due to this lack of undeveloped space, much of the future population growth is dependent on existing property developments.

The population pyramid in **Figure 2.2** depicts the gender and age breakdown of the Neighborhoods for the year 2010. The blue represents the percent of the male population by age cohort and pink the female population. This figure indicates that the largest cohorts of the population are between the ages of 20 and 29, as well as under the age of five. This might suggest that many young families are consistently moving into the Neighborhoods, but are electing to leave as their family grows.

2.2 DENSITY

Knowing the number of residents per acreage leads to an understanding of how “crowded” a neighborhood may feel and the potential internal roadway congestion.

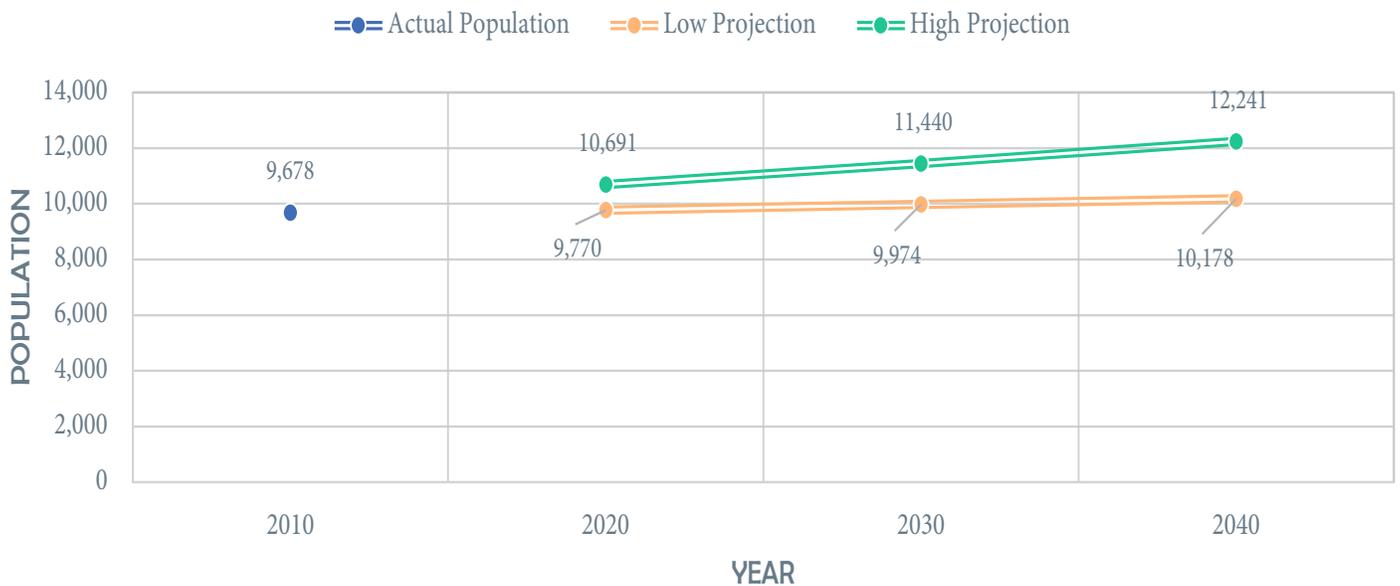


Figure 2.1 Neighborhood population projection



2

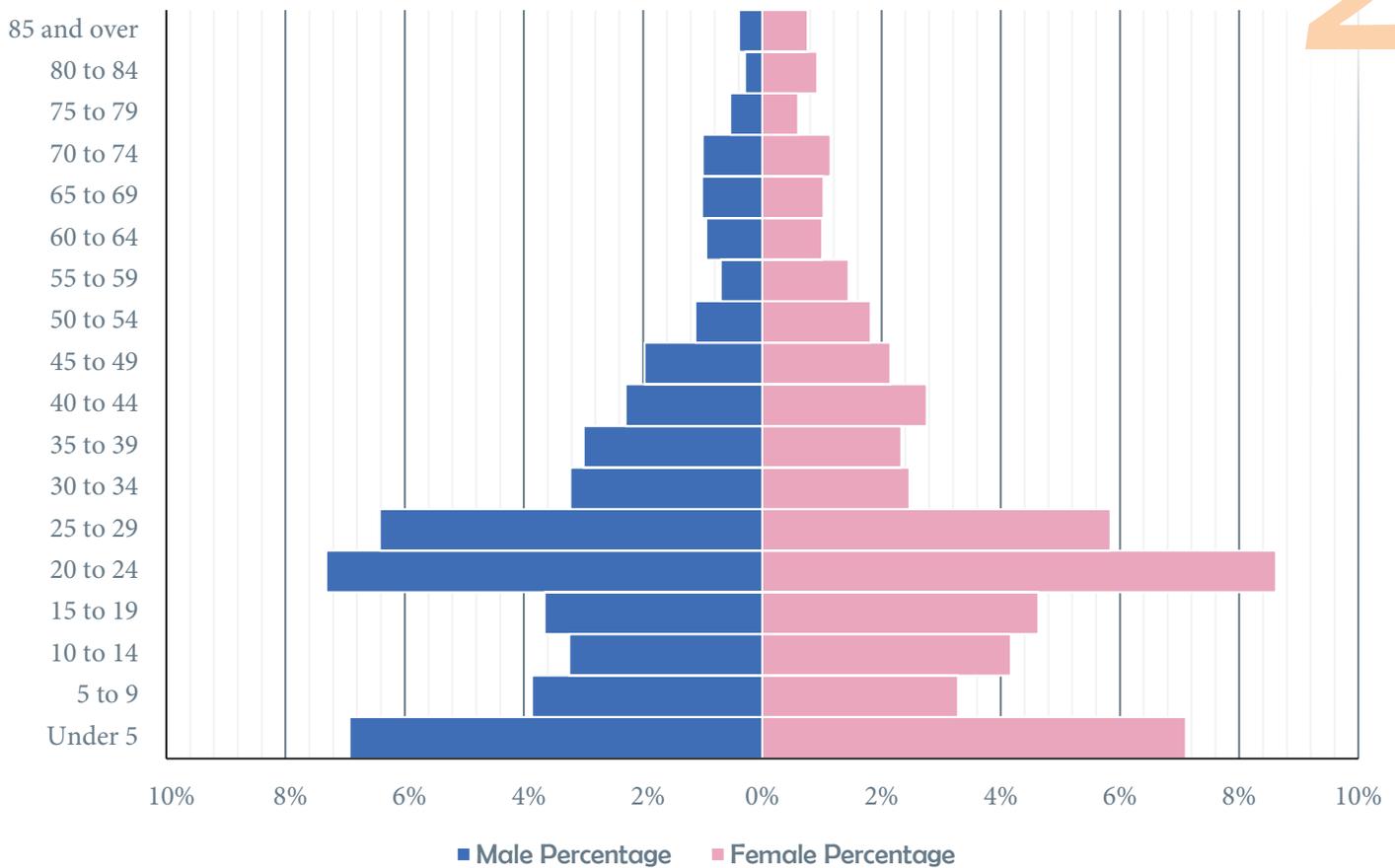


Figure 2.2 Population pyramid for Orem North and Sharon Park Neighborhoods (2010)

The Orem North and Sharon Park Neighborhoods cover a total area of 704 acres, meaning there are approximately 13.8 residents per acre. The average single-family home parcel in this area is about 1/5 of an acre (approximately 8,700 square feet). These numbers give a rough estimate of three individuals living on a single parcel. This indicates the development style of predominantly detached, single-family homes in the area is encouraging and maintaining a low population density. Low density is generally a feature of family-friendly neighborhoods. As the Neighborhoods develop in the future, it will be important to keep density in

mind as it influences the demographics that move to an area as a result of the housing stock available. Allowing various housing types to be built and maintained in the Neighborhoods supports a rich diverse community.

2.3 OCCUPANCY

During the 2010 calendar year, the Orem North and Sharon Park Neighborhoods reported a residential vacancy at 5.4%. Figure 2.3 depicts this vacancy percent per census block. The overall percent is similar to percents across the City. Of the 94 blocks in the

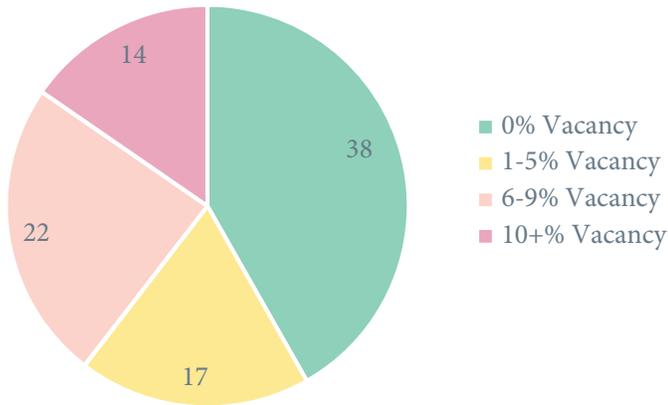


Figure 2.3 Census blocks by vacancy percentage

Neighborhoods, 38 reported 0% vacancy, with another 17 at less than 5%. This means that less than half of the census blocks reported vacancy above 5%. These data put the Neighborhoods slightly above the City’s level, 4.3%,

and Utah County, 5.2%. These values are considerably lower than the State of Utah average of 10.4%. (See in the Appendix.)

2.4 HOUSING

Maps 2.1 and **2.2** shows the dispersion and density of homeowners and renters. On **Map 2.1**, the darker the shade, the greater amount of renter-occupied housing. These areas contain more apartments and detached rental houses. The darker the shade on **Map 2.2**, the greater amount of owner-occupied housing; generally detached, single-family homes. Understanding where the housing stock is located can be helpful for future residents looking for places to move, as well as City officials in future plans for the Neighborhoods.



MAP 2.1 RENTER OCCUPIED PERCENT

2

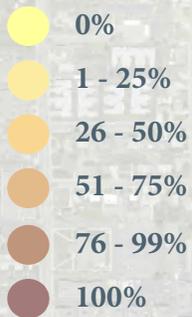
BY CENSUS BLOCK

- 0%
- 1 - 25%
- 26 - 50%
- 51 - 75%
- 76 - 99%
- 100%



MAP 2.2 OWNER OCCUPIED PERCENT

BY CENSUS BLOCK





2





Objectives

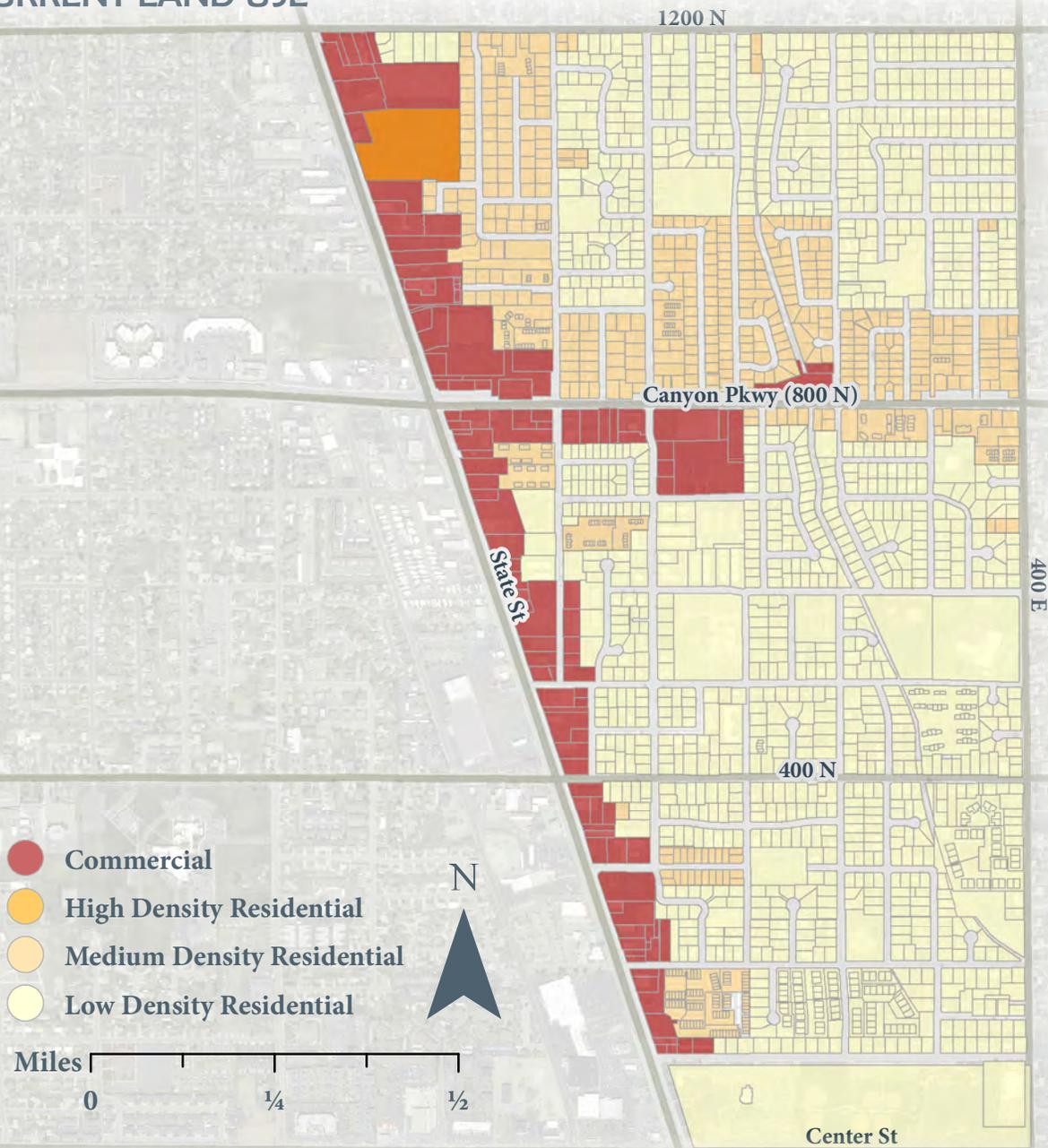
- *Maintain safe, clean, family-friendly neighborhoods*
- *Promote low density residential in the neighborhoods*
- *Preserve and improve existing facilities*
- *Preserve and invest in existing parks*
- *Support future plans for canal*



The Neighborhoods are made up of five major land use categories: residential, commercial, public services, parks, and trails. Single-family residential is the most common land use of the area with parks scattered throughout the Neighborhoods. Commercial development and public services are concentrated on

State Street, 800 N, and Center Street, respectively. Plans for a trail over the North Union Canal have been discussed and are being explored by both city officials and residents of the Neighborhoods. **Map 3.1** shows the current land use in the Neighborhoods.

MAP 3.1 CURRENT LAND USE



3.1 RESIDENTIAL

Both the City of Orem and Utah County are growing in population and increasing development; new residents are attracted by the variety of new amenities offered by the region. The Neighborhoods, as well as the City, do not contain much undeveloped land.

The City of Orem General Plan separates applicable residential areas into three categories: high, medium, and low density. Village Park Apartments is the only high density development that exists in the Neighborhoods. Medium Density Residential includes twin homes, quadplexes, and small apartment complexes, equaling about six to seven units per acre. Low Density Residential almost exclusively exists in the form of single-family homes.

The Neighborhoods mainly consist of houses built before the 1980s (see [Map 6.1](#)). The older age of these houses helps provide affordable housing, but also lower property values. Homes older than 50 years may be registered under “historic preservation” which increases property value and creates possibilities for tax breaks and historic preservation funds. Increasing the value of homes in the Neighborhoods could either come from a historic classification in the next 20 years or with redevelopment. Currently, the affordable nature of the current housing stock tends to provide starter homes or rentals for young families.

Low density residential accounts for the majority of housing options within the Neighborhoods with medium density dwellings scattered throughout (see



High density residential



Medium density residential



Low density residential



Map 3.1). Based on feedback gained from neighborhood meetings, residents do not feel that the current high density residential blends well with the rest of the Neighborhoods. Also a survey of 78 people from the Neighborhoods indicated that people have a strong preference for an increase in low density housing at 46 votes, while both medium at 14 votes and high density at five votes appear much less popular. The overall preference for single-family development reflects the general desire to keep the suburban, family-oriented feel of the Neighborhoods.

Due to the lack of undeveloped land in the Neighborhoods, most new developments will come from redeveloping existing lots. Residents expressed concern with increasing density through redevelopment. Their desire to continue as predominately single-family neighborhoods encourages future development catering towards that demographic. Alternative developments that preserve the nature of the Neighborhoods while increasing densities could provide a solution for future population growth while also preserving the neighborhood vision.

The City of Orem General Plan provides further insights into the future of residential units within the Neighborhoods.

3.1.1 City of Orem General Plan 2011

The 2011 General Plan outlines major goals and visions for the City of Orem (orem.org/PDF/RO/GeneralPlan2011.pdf). It addresses issues related to land use, transportation, housing, urban design, economics, public facilities, and parks. The Plan includes specifics into the residential nature of the Neighborhoods:

Utilizing low density residential zones (R8, R12, and R20) and single-family homes as the backbone of housing stock in the City.

Supporting low density Planned Residential Development (PRD) zones to create diverse and quality housing for citizens by supporting more development built to higher standards.

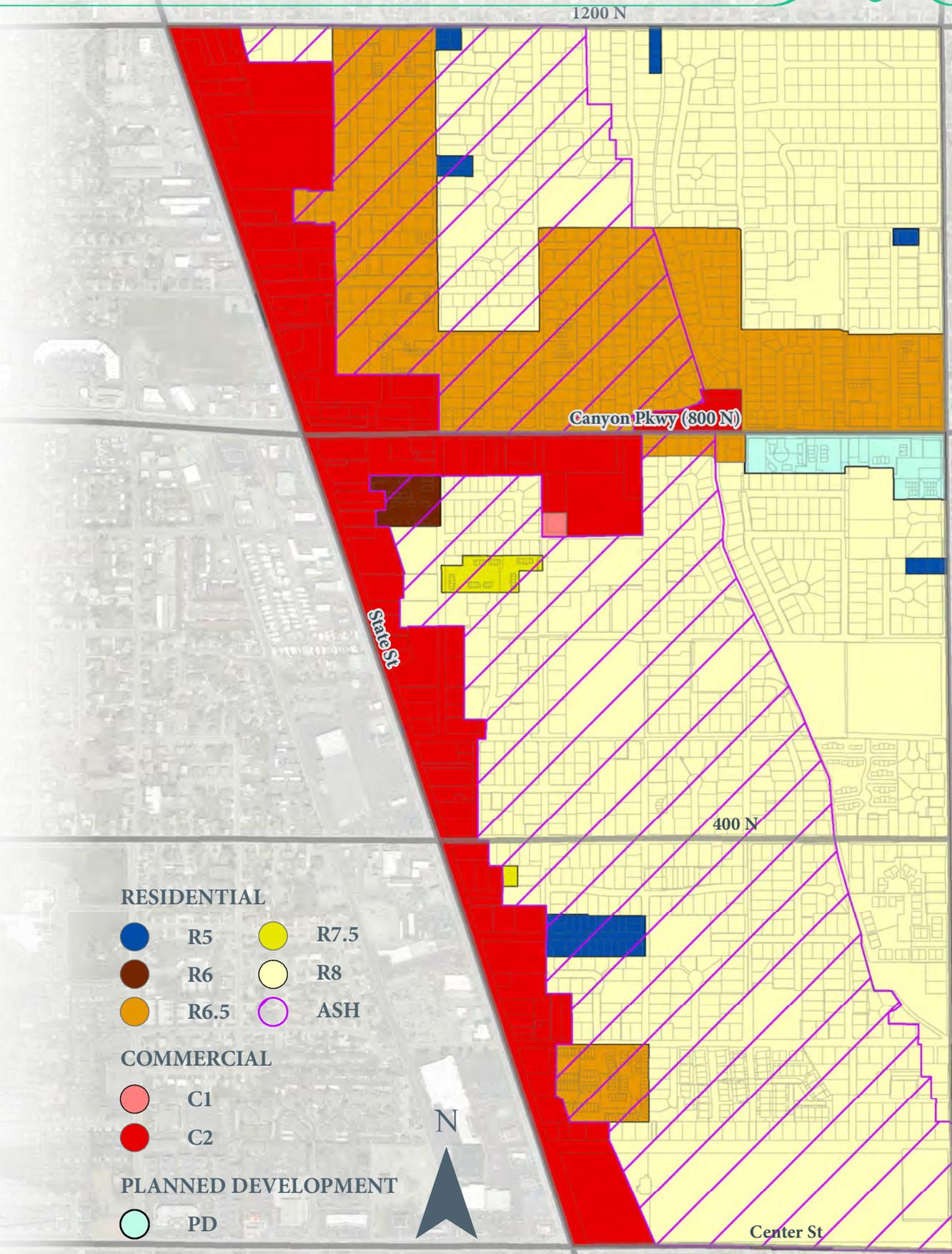
Controlling the rapid increase of rental units by creating new legislation and creating a buffer between student housing and single-family homes.

The General Plan provides a zoning map that outlines these specific zones (see **Map 3.2**). Currently, medium density housing intermixes with low density housing; future zoning plans place medium density closer to the transportation corridors throughout the Neighborhoods.



MAP 3.2 ZONING

3



RESIDENTIAL

- R5
- R6
- R6.5
- R7.5
- R8
- ASH

COMMERCIAL

- C1
- C2

PLANNED DEVELOPMENT

- PD





3.2 COMMERCIAL

The City of Orem residents have enjoyed low property taxes and high quality public services because of large sales tax revenues generated from commercial activities. For many years Orem was the commercial hub for Utah County. Orem has lost some of this sales tax revenue because of new developments in neighboring cities. Increasing the future quality, quantity, and diversity of commercial activities will enable benefits from abundant sales tax to continue into the future.

The Neighborhoods include two main corridors of commercial businesses—one along State Street, the other on 800 N. The high traffic nature of these corridors provides potential for commercial growth in the future.

3.2.1 Existing Conditions

Commercial areas in the neighborhood allow for a diversity of uses. Nearly everything from mom-and-pop shops to big box retailers are allowed on the commercial corridors. The Neighborhoods have representations of both. The two biggest big box retailers, Macey's and VASA Fitness, are located on 800 N. A large variety of smaller retail shops are located along State Street. The diversity in type, size, and age of commercial businesses characterizes the Neighborhoods.

Most of these commercial developments are classified under the broad scope of C2 zoning. This zoning promotes community shopping and has specific setback, parking, and building requirements. Future

developments may continue as C2 zoning or come in the more flexible planned development (PD) zones. These zones allow more flexibility for developers as they work alongside City staff to create developments that work with site restrictions and aesthetic goals.

3.2.2 Future Commercial Development

Most commercial space along the State Street Corridor has been developed, so much of the future commercial growth will come from redevelopments and densification. Due to the important nature of commercial activity for the economic vitality of the City, several plans focus on future commercial growth.

Orem General Plan

The Orem General Plan focuses on providing sufficient land for residential, industrial, and commercial uses alike. A sustainable city and individual neighborhoods require sufficient commercial activity to prosper and grow appropriately. The Plan helps the City manage commercial growth and provides basic structure for the location of commercial activity.

This Plan encourages appropriate development, or redevelopment, of commercial zones adjacent to the Neighborhoods. Uses along this corridor and other commercial zoning should maintain a zone of transition adjacent to residential neighborhoods. An objective of the Orem General Plan is to stabilize the City's dependence on sales tax revenue by increasing employment opportunities and adding property value to office space.



State Street Corridor Master Plan

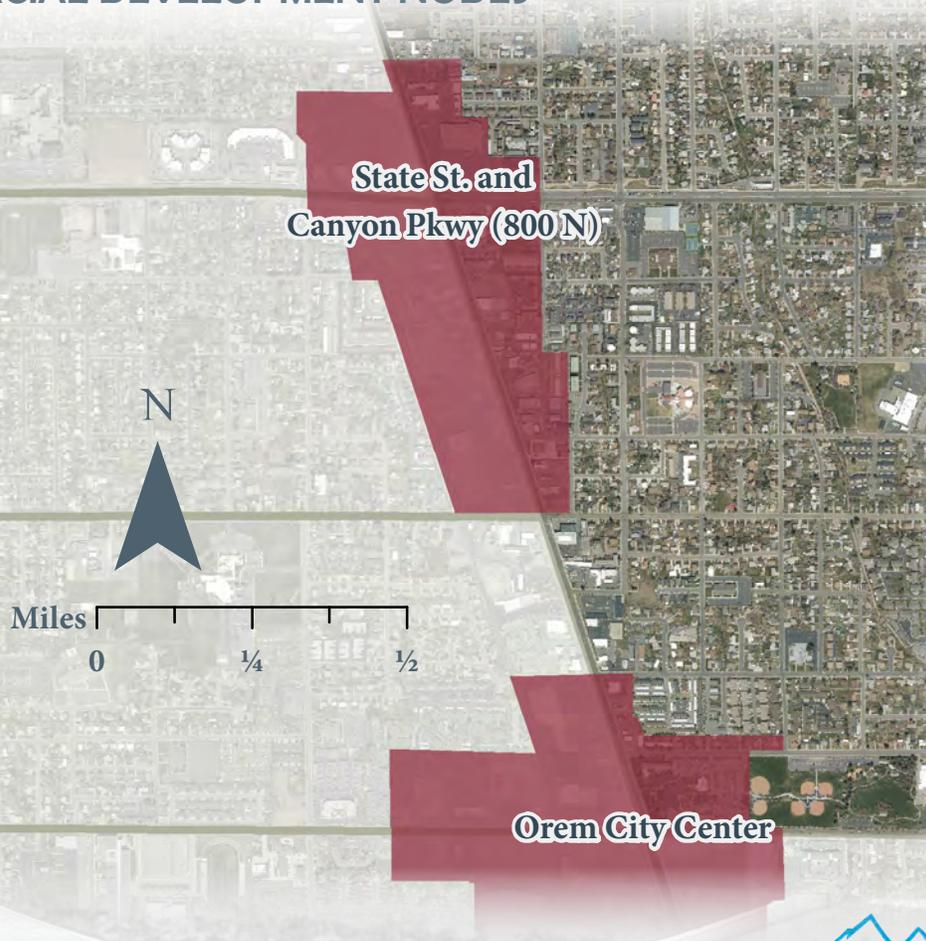
The State Street Corridor Master Plan is meant to benefit both residents and businesses (oreminsider.files.wordpress.com/2015/11/2015_11_10_-orem-final-report_final_lr.pdf). It will establish five development nodes that foster a sense of place in the community. Transportation, economic, and design principles create the framework of these nodes. Two of these nodes exist along the edge of the Neighborhoods (see [Map 3.3](#)).

- Canyon Crossing, located at 800 N and State Street. This is the corridor that connects Interstate I-15 to Provo Canyon. This node will function as a mixed-use neighborhood with

high density residential, retail, and office space. It will enhance the Neighborhoods' economic sustainability and transportation network. Additionally, a pedestrian-friendly design will improve the aesthetics of the Neighborhoods.

- The City Center District (or Center Street Node) is already home to key uses such as the Orem Public Library, City Offices, and City Center Park. The centrality of this node creates a desirable location for both office and retail businesses. Increasing the quantity of office space, retail, and housing options will strengthen this node as the City's center.

MAP 3.3 COMMERCIAL DEVELOPMENT NODES





3.3 PUBLIC SERVICES

The Neighborhoods are home to three major public services: the Orem Senior Friendship Center, the Orem Public Library, and the Sharon Elementary School (see [Map 3.4](#)). Feedback from neighborhood meetings

show that residents value the services these facilities provide for the Neighborhoods and support the future functioning of each one.

MAP 3.4 PUBLIC SERVICES



Orem Senior Friendship Center

The Center serves men and women ages 55 and older from both inside and outside the Neighborhoods. It provides a variety of services including, but not limited to; a Thai Chi class, full wood shop, computer classes, and games. As of 2016, the Senior Friendship Center had 3,434 members. Residents have expressed concern about the lack of a bus route on 400 E. A route ran along that corridor at one time and greatly assisted those with disabilities or trouble walking in accessing the Center. Support of continuing activities of the Senior Friendship Center is recommended.



Orem Senior Friendship Center

Orem Public Library

The Library provides many services for the Neighborhoods. These include the basic functions of a library along with movie nights, storytelling, tutoring, and other special events. Recently, the library constructed a new auditorium addition; the primary purpose is a children's wing for theater and musical performances. The new addition more than triples the number of available seats previously available. Currently no future changes have been planned for the library, but the future City Center District Plan (as outlined in the State Street Master Plan) may provide for future alterations and growth.



Orem Public Library

Sharon Elementary

Sharon Elementary School is a prominent feature of the Neighborhoods and serves many of the children that live here. Both residents and school officials appreciate the safe environment the school provides for the surrounding areas. No major changes or additions are



Sharon Elementary



planned for the elementary school, but residents would like to see continued support and improvement for years to come.

Other public services found in the area are city offices and religious buildings. No current plans directly address these facilities. The upcoming City Center District Plan will address future changes to the city offices. The residents provided limited feedback (both positive and negative) in regards to these public services.

3.4 PARKS AND TRAILS

Two parks exist in the Neighborhoods: Sharon Park and City Center Park (see [Map 3.5](#)). The City Center Park recently installed a new playset that is designed to provide access to children with disabilities. One other all-together-playground exists in St. George. The uniqueness of this facility brings people from surrounding cities into Orem. The City Center Park also features six baseball diamonds, two pavilions, a walking

path, and an Arboretum. The Arboretum allows people to learn the names of various types of trees commonly seen in the Neighborhoods and City.

Sharon Park is located next to the elementary school. Its facilities include: a pavilion, playground area, and walking path. Residents expressed a desire to ensure that these facilities remain safe and enjoyable for years to come.

Residents have identified parks, open space, and access to trails as important amenities for the Neighborhoods. There are currently no plans to obtain and build new parks. The City may consider, if residents express a desire, looking into using vacant lots within the Neighborhoods to build pocket parks. These smaller parks allow for easier access to green space for residents.

There is a plan in place to work with the North Union Irrigation Company to develop the North Union Canal into a trail similar to the Murdock Canal Trail recently completed in the City (see [Map 3.5](#)). The North Union Canal Trail is discussed further in Chapter four of this Plan.



Sharon Park



City Center Park



MAP 3.5 PARKS AND TRAILS

3





Objectives

- *Improve safety on roadways*
- *Improve non-vehicular transportation options including bikes and pedestrians*
- *Improve current trail and sidewalks*
- *Maintain traffic capacities on major streets*
- *Adjust speed limits to better represent current conditions*
- *Explore options for the North Union Canal Trail*

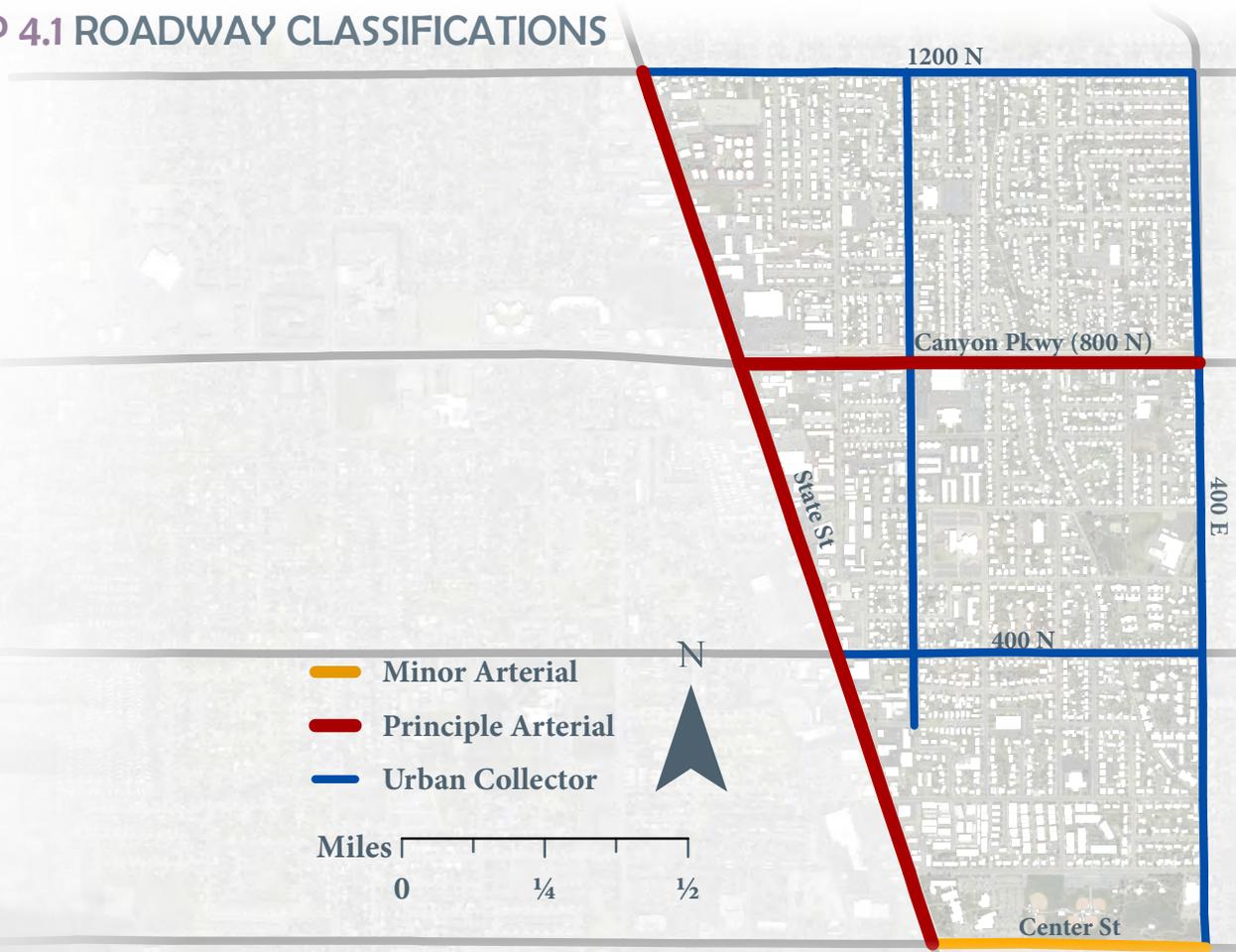


4.1 EXISTING NETWORK

Similar to most of the neighborhoods in Orem, the Orem North and Sharon Park Neighborhoods are centered on auto-centric developments with separated land uses, often requiring cars to meet most daily transportation needs. These Neighborhoods have a tiered or classed roadway system; arterials that connect the neighborhood to surrounding areas, collector streets that connect these arterials to local streets, and local streets, which are neighborhood streets where people live. As demonstrated in **Map 4.1**, State Street and 800 N are both principal arterials; meaning these

two roadways carry a high level of traffic and connect these two neighborhoods to other surrounding neighborhoods. Orem Center Street is a minor arterial, which means that it carries a relatively large amount of traffic, but not as much as a principal arterial. This roadway also helps connect the Neighborhoods to the surrounding areas. 1200 N, Main Street, 400 N, and 400 E are all urban collectors. These roadways provide connectivity within the Neighborhoods. All other roadways in these Neighborhoods are local streets; they generally only provide access to residences.

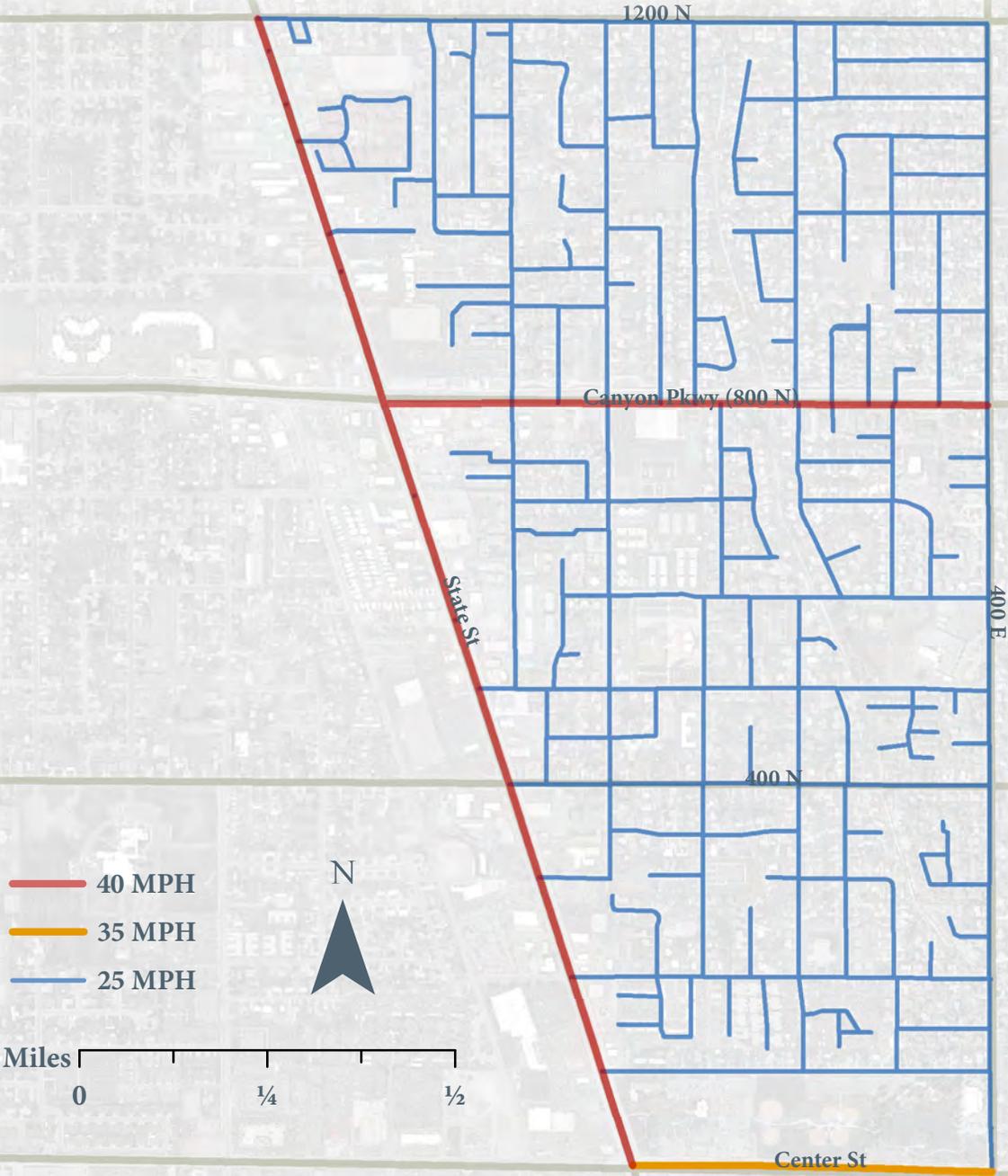
MAP 4.1 ROADWAY CLASSIFICATIONS



Map 4.2 illustrates the speed limits on all roadways in the Neighborhoods. The functional classification system in Map 4.1 is similar to the differing speed limits in Map 4.2. The higher speed limits of State Street, 800 N, and

Center Street reflect their status as arterial roads. Urban collectors and all other roadways in the Neighborhoods have a speed limit of 25 MPH since these roadways are not designed to carry as much traffic as arterials.

MAP 4.2 ROADWAY SPEED LIMITS





The amount of traffic volume on a roadway on a given day is known as the Annual Average Daily Traffic (AADT). The AADT for the major roadways in the

Neighborhoods can be seen on **Map 4.3**. Similar to the speed limits and the functional classifications, arterials have higher AADT than urban collectors.

MAP 4.3 ANNUAL AVERAGE DAILY TRAFFIC COUNTS

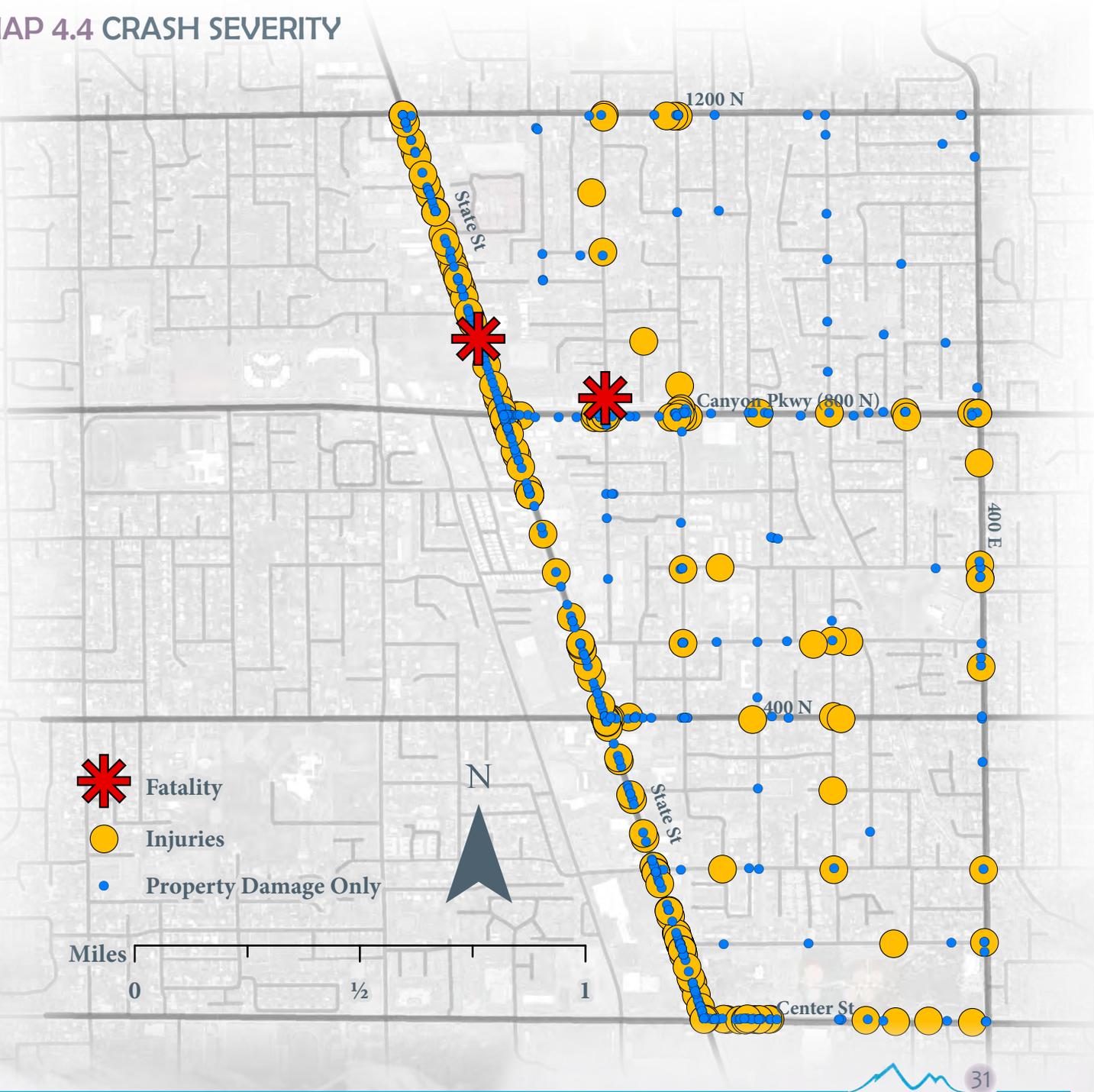


4

One of the concerns mentioned by residents of the Orem North and Sharon Park Neighborhoods was roadway safety. **Map 4.4** depicts the crashes that have occurred in these neighborhoods and their associated severity levels from 2010 to 2014. The majority of

crashes occurred on State Street; most of which were right angle crashes resulting from left-turns onto or off of State Street. Some residents expressed interest in adding a raised median on State Street to reduce the number of left turn crashes.

MAP 4.4 CRASH SEVERITY

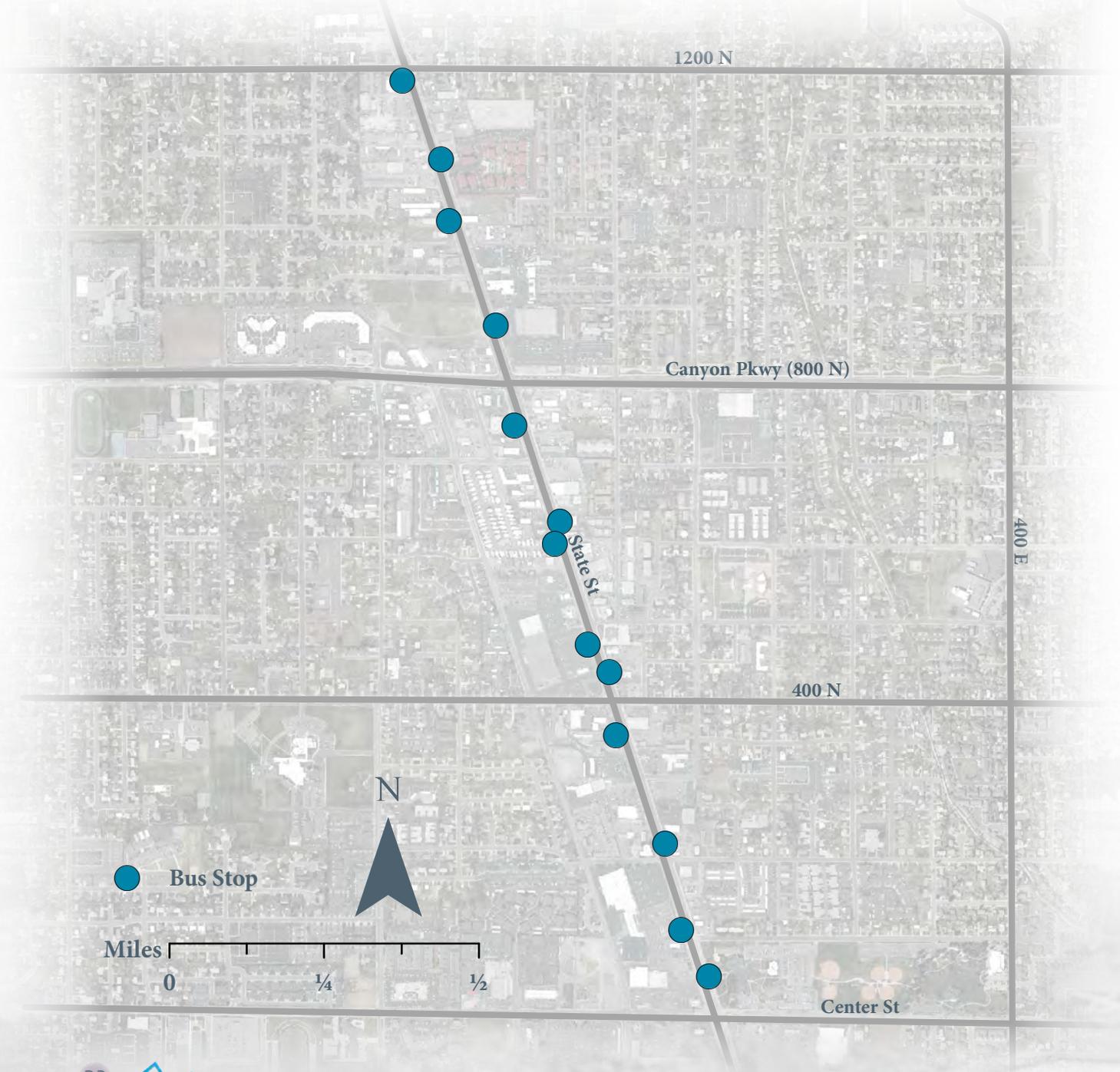




Map 4.5 shows the current bus stops in the Neighborhoods. Currently, only State Street has a bus route. There used to be a bus route on 400 E, but the Utah Transit Authority (UTA) removed it due to low

ridership. Many residents have expressed interest in restoring that bus route along 400 E, but these residents also realize that this may not be a realistic option for UTA.

MAP 4.5 BUS STOPS



4.1.1 Concerns

Transportation concerns were some of the most significant points of feedback received from the public regarding the Plan. A large portion of the feedback related to automobile traffic, speed limits, traffic safety, and bicycle and pedestrian facilities. A consolidated list of feedback and recommendations is presented below:

Roads

- Increased speed limits on 400 E from 25 MPH to 30 or 35 MPH
- Raised median on State Street to prevent left turns and to reduce crashes
- Reinstate bus route on 400 E
- Traffic calming measures to increase traffic safety

Parking

- On-street parking provided on all major roadways
- Parking provided for new North Union Canal Trail

Bicycle/Pedestrians

- Implement North Union Canal Trail
- Implement bike lanes on 800 N, 400 N, State Street, and Orem Center Street
- Provide lighting to North Union Canal Trail when built
- Improve existing bike lanes throughout the Neighborhoods



4.2 BIKE AND PEDESTRIAN TRAILS

Map 4.6 shows the existing and future bike lanes and trails found in these Neighborhoods.

4.2.1 North Union Canal Trail

A concept that could benefit the Neighborhoods is the possible construction of the North Union Canal Trail. This project would take the existing North Union Canal and turn it into a pedestrian and bicycle trail. A rendering of what this area could look like after the North Union Canal has been turned into a bike and

pedestrian trail can be seen in **Figure 4.1**. The concept of this project is attractive, as it would provide a protected trail that unifies the two Neighborhoods while encouraging recreational and social activities among local families. The North Union Canal Trail could also provide a safe walking path away from traffic for children traveling to Sharon Elementary School and Sharon Park. If this concept gained enough support in the Neighborhoods, Orem City would seek funding through various Federal grants to pay for the construction costs.



North Union Canal



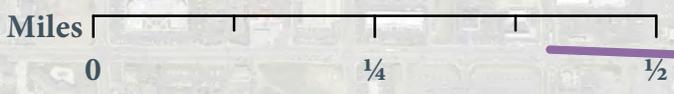
Figure 4.1 North Union Canal Trail rendering



MAP 4.6 TRAILS

4

-  Bike Lane
-  Multi-Use Path
-  North Union Canal Trail





ECONOMIC CONDITIONS

5

Objectives

- *Increase property values*
- *Bring in new businesses that will add vitality and increase the economic base*



The Orem North and Sharon Park Neighborhoods realize the importance of increasing economic vitality to preserve neighborhood safety, beauty, and future growth. Of 78 residents surveyed, 53 said improving property values was important or very important. At the same time, a large portion of the residents surveyed also desire affordable housing options. Improving residential property values and increasing the tax base from businesses will increase the economic value of the Neighborhoods. Redevelopment of existing structures and the addition of office space will also drastically improve property values.

5.1 PROPERTY VALUES

Property taxes can generate as much, if not more than, the revenue from sales tax. Property value also applies to both residential and commercial buildings. The universality of property taxes provides a framework to analyze the overall economic vitality of the Neighborhoods.

The lack of available property values for the Neighborhoods required an analysis to be done on the taxable value of individual properties. Taxable value data from 2000-2015 came from the County Assessor’s Office. The Assessor’s Office determines these values by looking at land use, property improvements, and surrounding property values. The assessed values were then multiplied by the predetermined taxable value percentage (see **Figure 5.1**). This means the taxable values do not give a comprehensive look into the value of the property, but they do provide a pseudo variable for property value. Understanding property taxes provides context for available revenue used for local improvements, maintenance of Sharon Park Elementary, and the maintenance of city parks and amenities.

Taxable values were used to calculate the rate by which parcels changed in a 10-year period. This rate indicates if the value of the property increased, decreased, or stayed the same. A 10-year rate was calculated for five different 10-year spans (2000-2010, 2001-2011, 2002-



- Assessment of Property Value
- At least every five years
 - Determine full market value
 - Land Use
 - Location
 - Improvements
 - Value of nearby properties



Property Value X Taxable Percentage = Taxable Value

- Taxable Percentage
- Differs by *county* and *year*
 - Primary residence of homeowner is 45% tax exempt - leaving 55% of the property value as the taxable value



Taxable Value X Local Rates = Property Tax

- Property taxes help pay for
- The Alpine School District
 - Orem City
 - Utah County
 - Special Districts
 - Central Water District
 - Other Items

Figure 5.1 Process of determining property taxes



TYPE	STATISTIC TYPE	RATE
Commercial	Average rate	0.48
	Low rate	-0.47
	High rate	4.06
High density	Rate	0.47
Medium density	Average rate	0.25
	Low rate	-0.10
	High rate	8.18
Low density	Average rate	0.24
	Low rate	-0.21
	High rate	5.62
All housing	Average rate	0.24

Table 5.1 Taxable value rates

2012, 2003-2013, 2004-2014, and 2005-2015). These individual parcel rates averaged together provide a more realistic rate for properties without large improvements taking place. These rates were further separated into four categories (commercial; low, medium, and high density) for further comparison (see [Table 5.1](#)).

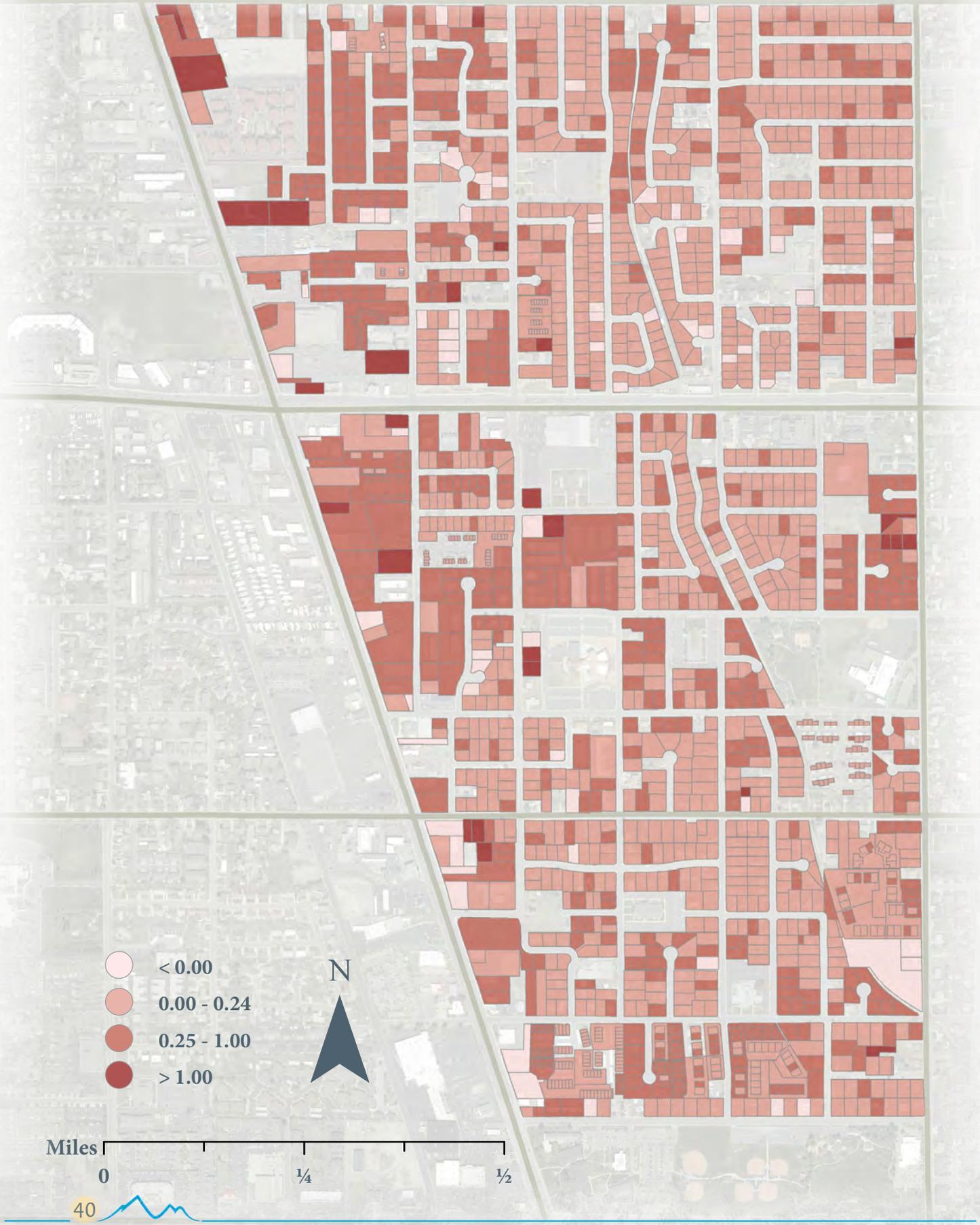
Medium and low density residential have increased property values at a rate close to 0.25. This means that

in 10 years, the value of their property will increase by about a fourth of the total value. Commercial and high density residential increased at a rate closer to 0.50. At this rate, in 10 years their value increases to 1.5 times the original value.

The average 10-year rate of taxable values provide an overview of the Neighborhoods as a whole. Individual parcel rates provide insight into the economic value of different sections of the Neighborhoods. See [Map 5.1](#) for individual parcel ranges.

One survey question asked about the different ways in which to improve property values, with the ability to choose multiple options. 52 residents indicated reinvesting in older properties, 21 residents marked stronger code enforcement, and 13 residents suggested new development. Reinvesting in older properties will most likely come from individual residents rather than development agencies. As more residents update their homes, the average property values in the Neighborhoods will increase. However, as indicated by the calculated 10-year rates, the greatest increase in property values will come from denser development, higher-end retail, and office space.

MAP 5.1 AVERAGE TAXABLE VALUE 10 YEAR RATE



5.2 BUSINESS LOCATIONS AND TYPES

Business location and type also have an impact on the Neighborhoods. The Neighborhoods are home to 97 home-occupied businesses and 62 commercial businesses (see [Map 5.2](#)).

[Table 5.2](#) lists major employment types found with neighborhood boundaries (see [Table B](#) in Appendix for a more descriptive listing). Professional and business services represent the largest portion of jobs and provide higher salaries. A large number and diversity of retail trade businesses also exist within the Neighborhoods (see [Map 5.3](#)).

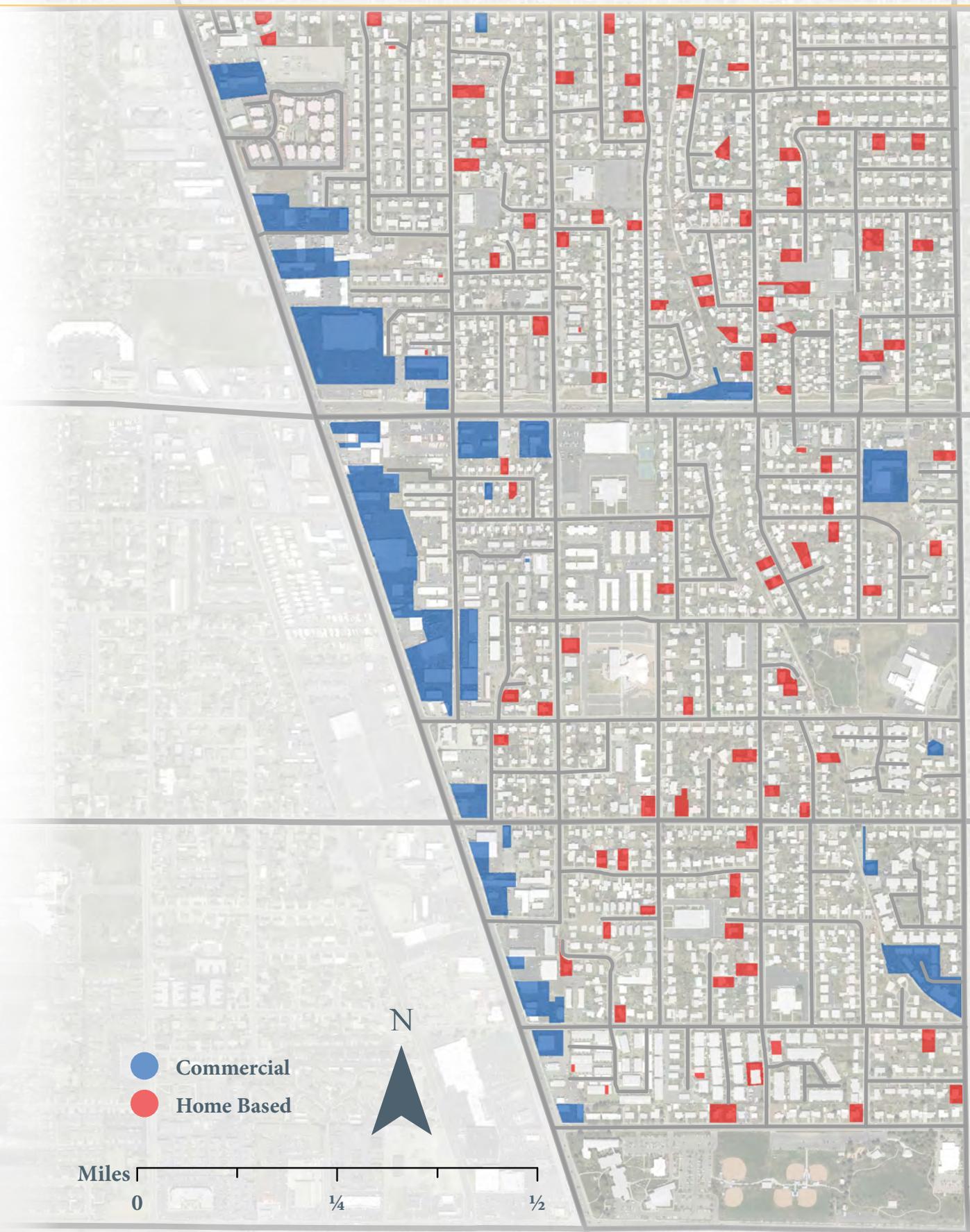
From survey information provided by the residents, more people prefer additional retail to office space. Of those surveyed, 21 residents wanted more retail, five residents said office space, and six said both. More retail will increase the sales tax revenue in the Neighborhoods, while adding high end office space may add more revenue

through property taxes. As indicated by [Map 5.2](#) a large number of professional and business services already exist predominantly inside homes. These numbers indicate a potential demand for office space from people already living in the Neighborhoods.

TYPE	NUMBER
Professional and business services	48
Retail trade	39
Cleaning and repair	26
Health care and social assistance	18
Food services	9
Other	9
Beauty	5
Education and clubs	4
Manufacturing	1

[Table 5.2](#) Major employment types

MAP 5.2 HOME-OCCUPIED AND COMMERCIAL BUSINESSES

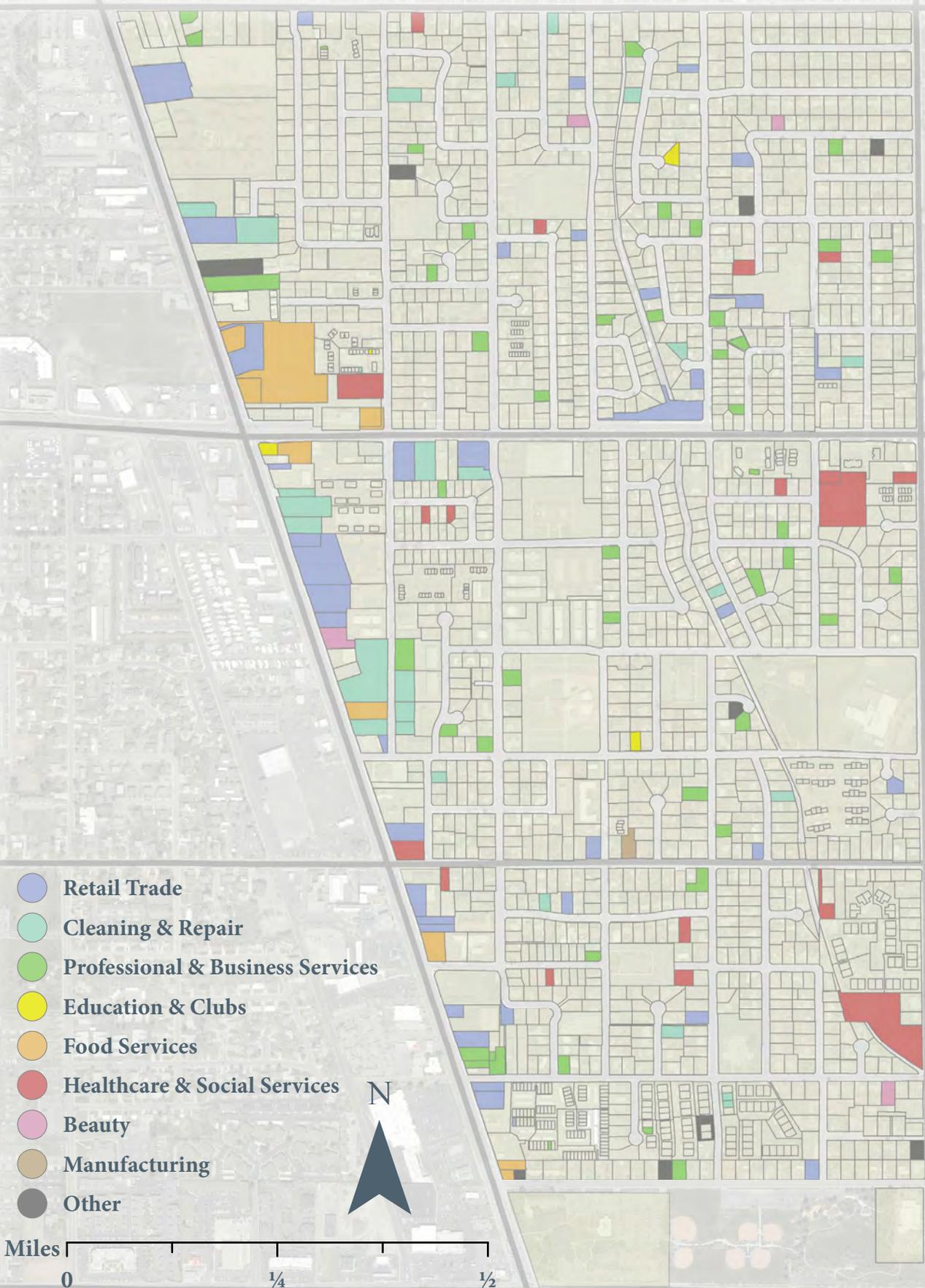


- Commercial
- Home Based



MAP 5.3 BUSINESS TYPES

5





5.3 CURRENT CITY PLANS

5.3.1 Economic Development Strategic Plan

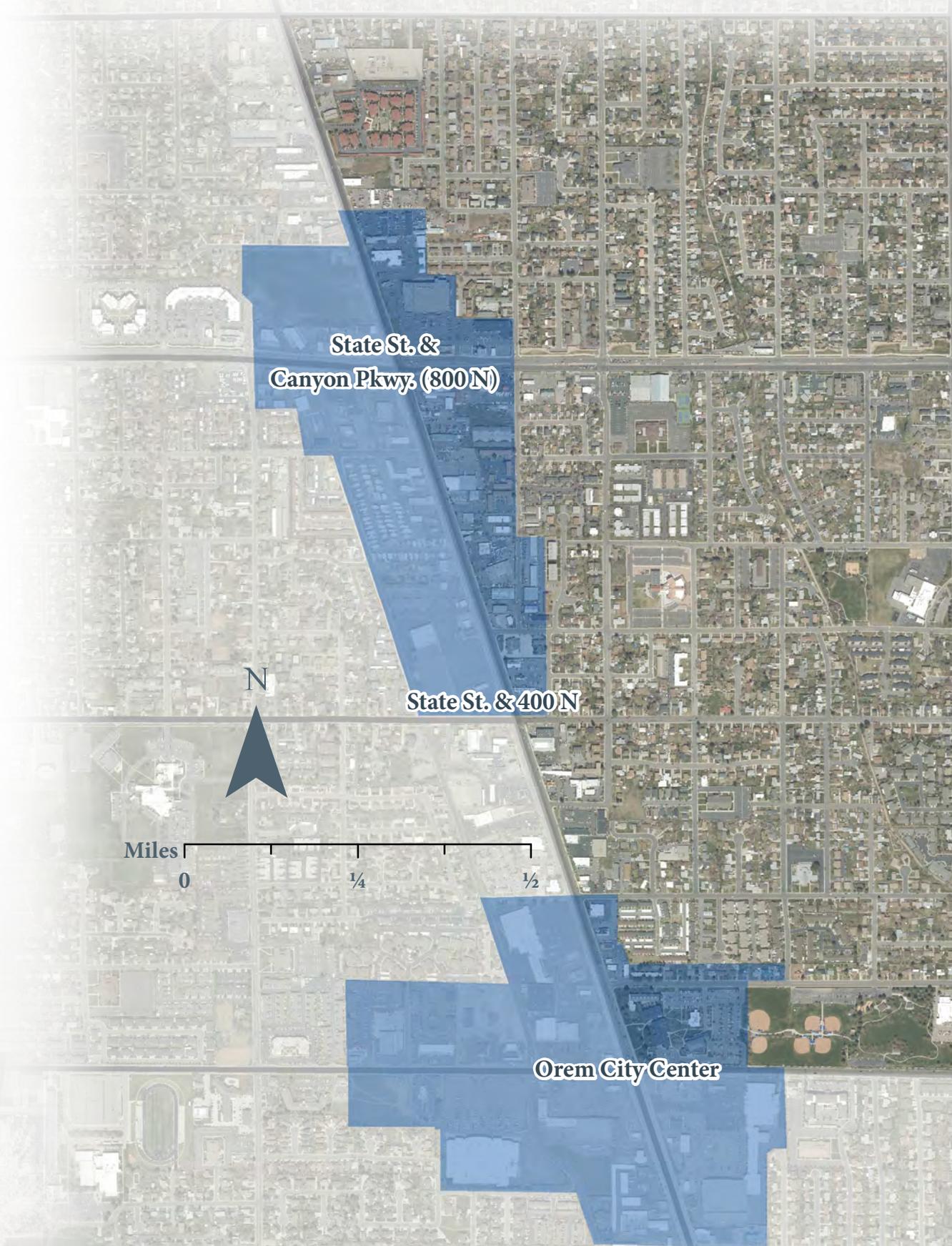
Completed in 2014, this plan outlines the challenges Orem faces economically in contrast with other cities in Utah County (www.orem.org/planning-zoning/). It also outlines solutions to these problems.

The Orem North and Sharon Park Neighborhoods' edge includes two key economic study areas: State Street at Center Street, and State Street at 800 N. These designated areas have a higher value potential than what they currently generate in property or sales tax. Improving these areas will not only enhance business opportunities, but also increase tax revenue to further benefit Orem City.

The plan also identifies economic development nodes (see [Map 5.4](#)). Three of these nodes exist on the edge of the Neighborhoods:

- State Street and 800 N is envisioned as a low-rise residential and commercial center. These additions will bring increased sales tax revenue, as well as higher property taxes from the residential developments.
- State Street and 400 N is envisioned to be a neighborhood center with commercial on the corners of State Street. It also has been identified as a possible place for Senior Housing. These changes will likely have the largest impact on sales tax values.
- City Center already captures 11% of City sales. It is a great location to create an Orem Main Street with a walkable urban environment, with office space and retail fronting the street. The addition of office space will increase the property tax value, while retail will mostly increase sales tax.







Objectives

- *Continual maintenance of existing public services*
- *Increased coordination between the Neighborhoods and Public Works*



Public Works provides a large array of services including: water, storm water, water reclamation, parks, urban forestry, streets and the cemetery. Their constant efforts to improve and maintain the City's infrastructure keep the Neighborhoods functioning on a daily basis.

Volunteer groups often work in tandem with the Public Works department in order to improve the quality of life within the Neighborhoods. These groups include, but are not limited to: youth groups, eagle scout projects, individual families, church groups, etc. Several beautification projects occur every year due to the efforts of volunteers. Projects include: adopting a flower bed for a summer, helping weed or performing other maintenance tasks in a park, helping run Orem Summerfest, among others.

Public Works also provides a tool lending library, where residents of the Neighborhoods can borrow a wide variety of yard maintenance tools free of cost. These tools are checked out and returned to the Public Works building located at 1450 W 550 N. Residents mentioned the lack of yard maintenance in various locations throughout the Neighborhoods. Increased awareness of the tool shed library provides a resource for renters and landowners to improve the beauty of their yards at minimal cost.

Public Works perform several routine maintenance projects throughout the year. This includes flushing out the water system, sealing the roads, adding water pipes as needed, cleaning and maintaining city water lines, and other road repairs. Flushing out the water

systems takes place about once every four years in the Neighborhoods. Crack sealing on the roads happens approximately every 7-10 years.

Public Works employs full-time and seasonal summer staff to maintain both the City Center Park and the Sharon Park facilities. Daily care keeps these places safe and clean. The advisory committee and residents expressed their desire for continued efforts and coordination to maintain the beauty and safety of these parks.

Based on comments from the residents, the Public Works Department may conduct a traffic study on the 400 E corridor between Center Street and 1200 N to determine if the speed limit should increase from 25 to 35 mph.

Public works has no large projects planned in the Neighborhoods at this time, but the department does have several small projects that will take place in the near future. Efforts by public works will continue in the future as the need arises.



City Center Park Facilities



6





NEIGHBORHOOD PRESERVATION

7

Objectives

- *Protect historic sites within the Neighborhoods*
- *Improve code and law enforcement to maintain a visually appealing and safe neighborhood environment*



6.1 NEIGHBORHOOD CHARACTER

The Orem North and Sharon Park Neighborhoods contain qualities that make them unique to those who live, work, and play in them. They are characterized by their family-friendly atmosphere as well as public infrastructure including public parks, residential streets, and church buildings. These types of places are designed to fit in with and contribute to the community's sense of identity. According to the desires of residents, there are steps that can be taken in order to preserve the elements that create the Neighborhoods' safe, family-friendly environment.

The character of the Neighborhoods draws from their status as a predominantly low density residential area. While the dominant housing type is single-family, other

housing types include twin homes, quadplexes, and apartment buildings. Through neighborhood meetings and surveys, many residents have expressed desires to maintain the current zoning in the Neighborhoods in order to preserve the family-oriented environment. While places change over time, there are ways to guide how development will occur. As the housing in the Neighborhoods begins to age, zoning will determine what is developed in their place. As shown in **Map 6.1**, there are some areas with older housing that have potential for redevelopment depending on the conditions of the homes and the desires of current and future residents. The map also displays that new housing continues to be built in the community, showing investment in the future of the Neighborhoods.



Single family home



St. Francis of Assisi Catholic Church



MAP 6.1 HOUSING BY YEAR BUILT

- 1900 - 1919
- 1920 - 1939
- 1940 - 1959
- 1960 - 1979
- 1980 - 1999
- 2000 - 2016

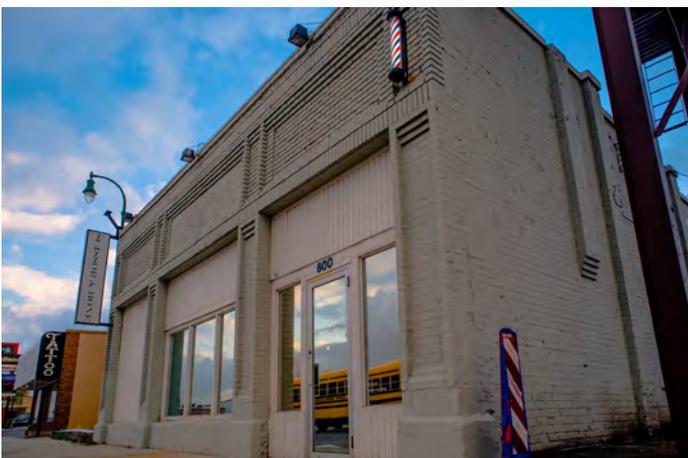




Sharon School marker



Alvin and Grace Washburn Home



McBride/Sims Garage

There are steps, derived from community input, that can be taken in order to preserve those things that make up the character and integrity of the Neighborhoods. The family-friendly residential character can be preserved by ensuring that local destinations provide residents with clean, safe, and interesting places to interact in and enjoy. Residents should also have opportunities to safely access these destinations. This is achieved by making various forms of transportation safe and efficient through thoughtful design and methods of traffic calming. Character is also maintained by planning and developing with the intent to reflect the community's identity as a pleasant, family-friendly place. This is achieved by using similar themes in urban and architectural design as well as building lasting structures that have meaning and significance in the Neighborhoods.

6.2 HISTORIC PRESERVATION

Elements of the Neighborhoods have historical significance and should be preserved for future generations to learn from and enjoy. In conjunction with the Orem General Plan, these places should be protected and maintained in order to remain in good condition. Currently the Neighborhoods have three locations listed on the National Register of Historic Places. These include a marker where the Sharon School once stood, the McBride/Sims Garage, and the Alvin and Grace Washburn Home. Each of these places represent a unique time in Orem's past and can benefit future generations if they are well-preserved.



6.3 CODE ENFORCEMENT

The visual appearance of the Neighborhoods contributes greatly to their character. Many comments on the issue cards handed out at the neighborhood meetings involved the general appearance of the Neighborhoods. These included ensuring that individual properties are well taken care of and the maintaining a safe neighborhood environment. The concerns can be

mitigated through working with the Neighborhood Preservation Unit and improving property values through revitalization. The Neighborhood Preservation Unit assists in the enforcement of laws relating to neighborhood preservation and City Code. Overall, Sharon Park and Orem North are known for their low crime rates and for being good places to raise a family.





Vision Statement

Our goal is to promote a vibrant sense of community, security, and well-being. The plan endeavors to: preserve a long-standing tradition of family-friendly neighborhoods; allow for appropriate growth and development; support the preservation and beautification of individual neighborhoods; create public spaces that increase quality of life; and advance the efficiency and safety of transportation systems. This is our neighborhood's legacy for future generations.



The Orem North and Sharon Park Neighborhood Plan is a guiding document for the future of the Neighborhoods. Upon adoption by the City Council, this Plan will be integrated into the City of Orem's General Plan as an appendix. As a part of the General Plan, the Neighborhood Plan provides better guidance to the City staff, the Planning Commission, and the City Council as future developments and improvements are considered in the Neighborhoods.

7.1 FUNDING SOURCES

7.1.1 Orem Capital Improvement Plan

In order to allocate funding for specific projects within the Neighborhoods, proposed improvements identified by City staff may be included in the City's Capital Improvement Plan (CIP) during future budget meetings. Examples of such projects include bike lanes, park improvements, sidewalk repair, or road connection completions. The CIP allows City staff to prioritize improvements for the Neighborhoods and secure funding with necessary departments to complete projects.

7.1.2 Grants

There are a limited number of grants and other funding opportunities from the City of Orem or the State of Utah to assist in local infrastructure improvements and neighborhood development. One of the goals of the neighborhood program is to raise awareness and seek funding opportunities to assist Orem residents in improving and preserving

their neighborhoods. Some of the current available funding sources include:

Orem Community Development Block Grant

Projects that qualify for this grant must adhere to the broad national priorities of "activities that benefit low- and moderate-income people, the prevention or elimination of slums or blight, or other community development activities to address an urgent threat to health or safety." More information about what this grant can be used for can be found at <http://www.orem.org/community-block-grants/>.

UDOT Safe Routes to School Program

The Utah Department of Transportation is committed to promoting safe routes for school-aged children. Funds are available via application to facilitate children walking or biking to school. These funds may be used for infrastructure (primarily new sidewalks, but also signage, bicycle parking, and school pavement markings, etc.), education, and encouragement. More information about this program and application can be found at www.udot.utah.gov

UDOT Transportation Alternatives Program

This program is available for projects that provide or enhance alternate transportation facilities. This could include historic preservation, recreational trails, facilities for non-drivers to safely access daily needs,



environmental mitigation activities, and other improvement projects. More information can be found at www.udot.utah.gov.

Recreational Trails Program

These funds are for the construction and maintenance of trails, as well as trail-related facilities such as trailheads or restrooms. This program requires a 50/50 sponsor match which can come from sponsor cash, volunteer work, or services. These funds do not cover non-

trail related items such as campgrounds or landscaping. Projects are sent to the Combined Trails Advisory Council to be approved. Once approved, the project begins and the local agency is reimbursed. More information can be found at stateparks.utah.gov.

Table 7.1 serves as the benchmark for successful completion of ideas proposed in this Neighborhood Plan. “Priority” means that the specific action or objective has a higher priority.



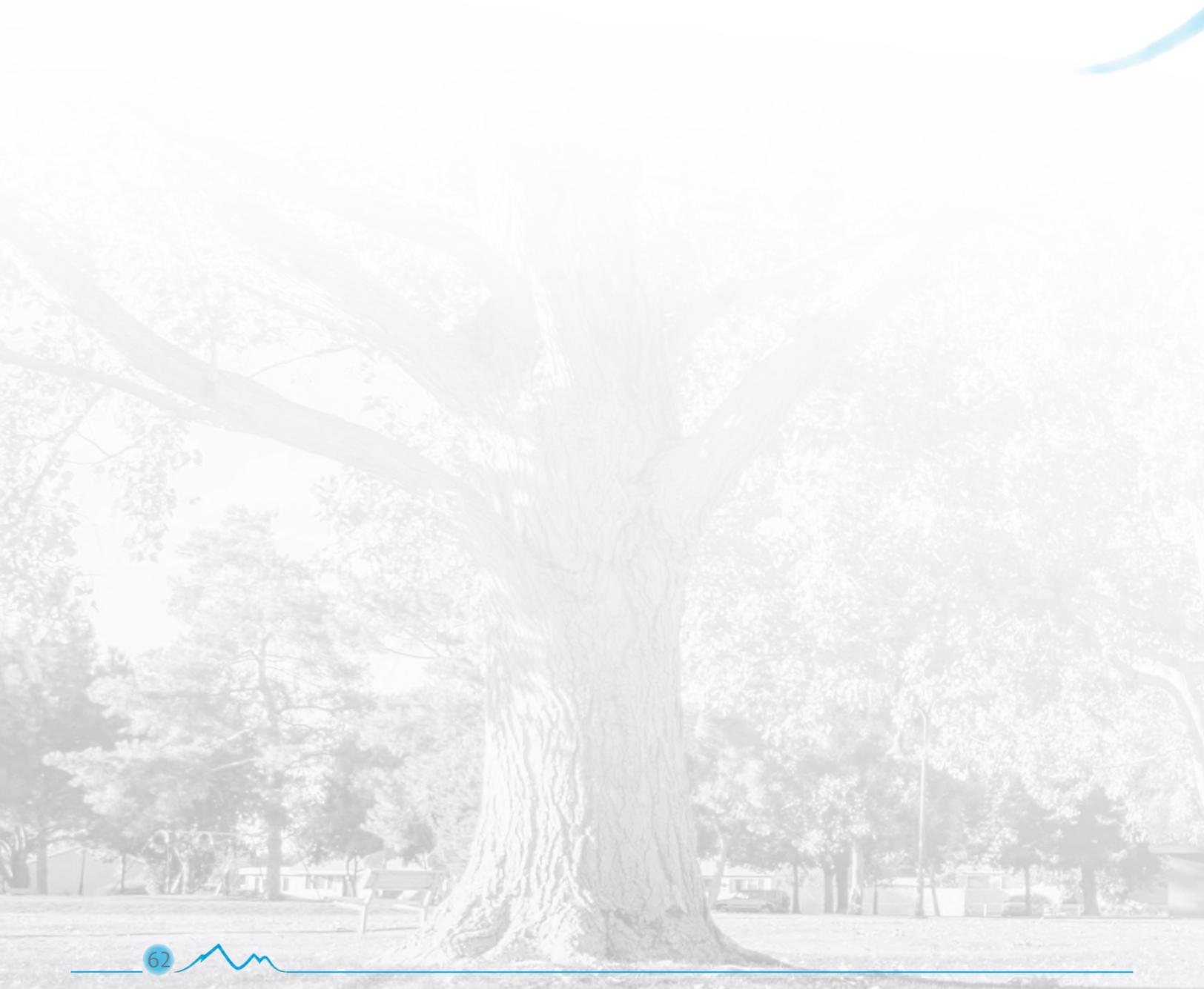


Goal or Action	Affiliated group or implementation facilitator	Ongoing	Short-term	Mid-term	Long-term	Priority
Goal 1: Preserve neighborhood character while allowing proper growth and development						
Objective: Preserve the single-family nature of neighborhoods through low density development and appropriate infill	Development Services	✓				
Action 1: Review Planned Residential Development (PRD) and Planned Development (PD) requirements to ensure appropriate infill design standards.	Planning Division		✓			
Action 2: Implement stronger zoning codes to retain the character of the neighborhood	Planning Division		✓			
Goal 2: Address current and future traffic congestion concerns						✓
Action 1: Incorporate traffic concerns into the general plan	Engineering Division		✓			
Action 2: Maintain traffic capacities on major streets	Engineering Division	✓			✓	✓
Goal 3: Improve non-vehicular access throughout the community						
Objective: Improve non-vehicular transportation options and safety, including bicycles and pedestrians	Engineering Division	✓				
Action 1: Review implementation of Bike & Trails Master Plan	Engineering Division / Planning Division	✓				
Action 2: Work with community organizations to promote safe bicycle practices and education	Planning Division / Police Department	✓				
Objective: Improve trail and sidewalk facilities	Development Services			✓		

Table 7.1 Implementation



Goal or Action	Affiliated group or implementation facilitator	Ongoing	Short-term	Mid-term	Long-term	Priority
Action 1: Apply for funding opportunities to support new trail and bike lane completion	Planning Division / Engineering Division		✓			
Action 2: Implement North Union Canal Trail	Planning Division / Engineering Division				✓	
Goal 4: Maintain and improve parks and recreational facilities						
Action 1: Add facilities for younger children at Sharon Park	Development Services / Public Works			✓		
Action 2: Review and update open space requirements in PD zones to include access to appropriate public open space amenities in residential neighborhoods	Planning Division			✓		
Action 3: Identify potential new green space locations in the Neighborhoods in the Orem General Plan	Planning Division			✓		
Goal 5: Improve coordination of ordinance enforcement		✓				
Objective: Maintain the quality of existing housing stock and encourage compatible development through proper code enforcement	Development Services / Police Department	✓				✓
Action 1: Improve coordination between the Neighborhood Preservation Unit, Development Services, and residents	Planning Division / Building Inspection Division / Police Department	✓				✓
Action 2: Improve City communication with residents through the Neighborhood in Action Program	Planning Division / City Manager's Office		✓			
Action 3: Better enforce ordinances with absentee landlords	Planning Division / Police Department		✓			

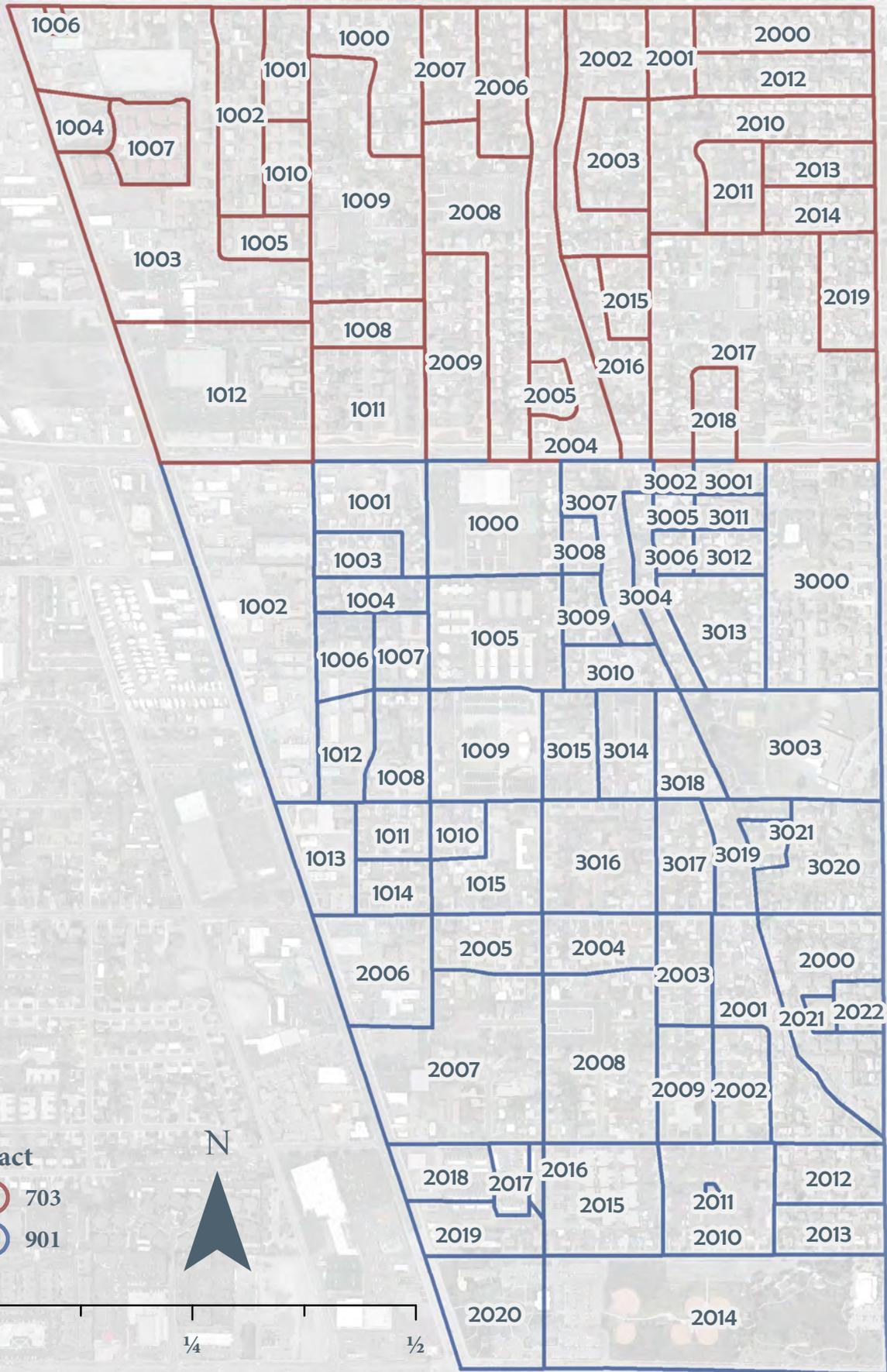


APPENDIX

Contents

Map A Census blocks.....	64
Map B Vacant lots.....	65
Table A Vacancy rate per block	66
Table B Major employment types.....	69
Table C Comment cards	71
Survey results	78

MAP A CENSUS BLOCKS



Tract

703

901

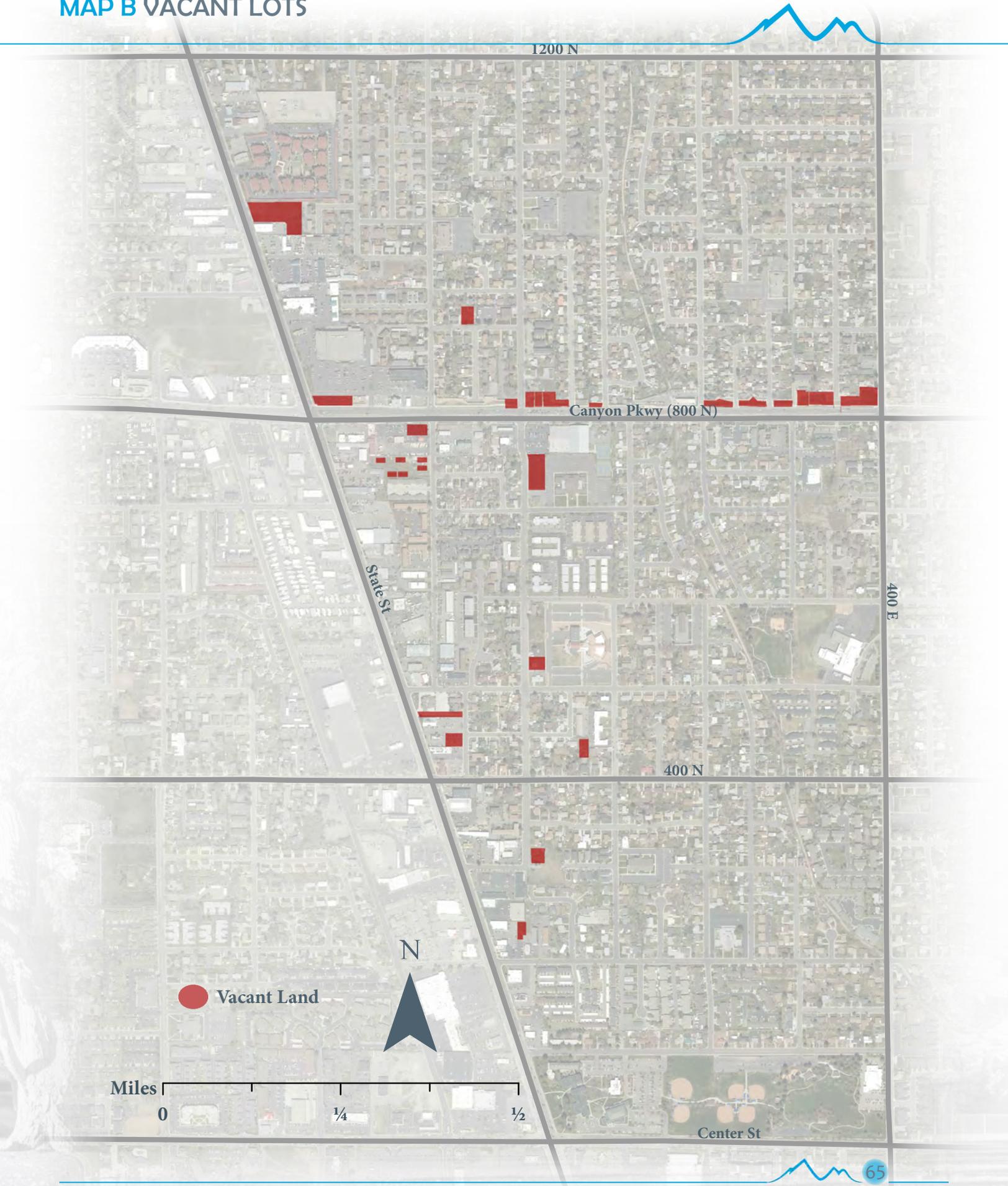
Miles

0

1/4

1/2

MAP B VACANT LOTS





CENSUS BLOCK	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	VACANT HOUSING UNITS	PERCENT VACANT
7.03.1000	43	39	4	9.30%
7.03.1001	33	29	4	12.12%
7.03.1002	81	75	6	7.41%
7.03.1003	135	126	9	6.67%
7.03.1004	24	23	1	4.17%
7.03.1005	37	36	1	2.70%
7.03.1006	1	1	0	0.00%
7.03.1007	144	133	11	7.64%
7.03.1008	11	11	0	0.00%
7.03.1009	62	61	1	1.61%
7.03.1010	35	33	2	5.71%
7.03.1011	50	47	3	6.00%
7.03.1012	61	60	1	1.64%
7.03.2000	28	28	0	0.00%
7.03.2001	10	10	0	0.00%
7.03.2002	49	49	0	0.00%
7.03.2003	19	19	0	0.00%
7.03.2004	42	41	1	2.38%
7.03.2005	8	8	0	0.00%
7.03.2006	22	22	0	0.00%
7.03.2007	15	15	0	0.00%
7.03.2008	50	48	2	4.00%
7.03.2009	60	57	3	5.00%
7.03.2010	47	43	4	8.51%
7.03.2011	14	14	0	0.00%
7.03.2012	22	22	0	0.00%
7.03.2013	16	16	0	0.00%
7.03.2014	14	14	0	0.00%
7.03.2015	13	12	1	7.69%
7.03.2016	19	19	0	0.00%
7.03.2017	120	109	11	9.17%
7.03.2018	13	12	1	7.69%
7.03.2019	19	19	0	0.00%

Table A Vacancy rate per block

CENSUS BLOCK	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	VACANT HOUSING UNITS	PERCENT VACANT
9.01.1000	11	11	0	0.00%
9.01.1001	16	12	4	25.00%
9.01.1002	113	107	6	5.31%
9.01.1003	17	15	2	11.76%
9.01.1004	26	25	1	3.85%
9.01.1005	189	181	8	4.23%
9.01.1006	43	39	4	9.30%
9.01.1007	33	32	1	3.03%
9.01.1008	27	25	2	7.41%
9.01.1009	2	2	0	0.00%
9.01.1010	10	10	0	0.00%
9.01.1011	14	14	0	0.00%
9.01.1012	63	61	2	3.17%
9.01.1013	1	1	0	0.00%
9.01.1014	18	15	3	16.67%
9.01.1015	70	66	4	5.71%
9.01.2000	106	99	7	6.60%
9.01.2001	42	42	0	0.00%
9.01.2002	36	34	2	5.56%
9.01.2003	20	19	1	5.00%
9.01.2004	20	20	0	0.00%
9.01.2005	24	23	1	4.17%
9.01.2006	35	31	4	11.43%
9.01.2007	84	79	5	5.95%
9.01.2008	47	47	0	0.00%
9.01.2009	10	9	1	10.00%
9.01.2010	43	41	2	4.65%
9.01.2011	4	4	0	0.00%
9.01.2012	18	17	1	5.56%
9.01.2013	15	15	0	0.00%
9.01.2014	0	0	0	NA
9.01.2015	71	66	5	7.04%
9.01.2016	18	16	2	11.11%

CENSUS BLOCK	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	VACANT HOUSING UNITS	PERCENT VACANT
9.01.2017	22	22	0	0.00%
9.01.2018	32	30	2	6.25%
9.01.2019	36	34	2	5.56%
9.01.2020	0	0	0	NA
9.01.2021	0	0	0	NA
9.01.2022	14	14	0	0.00%
9.01.3000	150	138	12	8.00%
9.01.3001	36	35	1	2.78%
9.01.3002	20	8	12	60.00%
9.01.3003	0	0	0	NA
9.01.3004	18	18	0	0.00%
9.01.3005	3	3	0	0.00%
9.01.3006	5	5	0	0.00%
9.01.3007	29	27	2	6.90%
9.01.3008	6	6	0	0.00%
9.01.3009	10	10	0	0.00%
9.01.3010	16	15	1	6.25%
9.01.3011	5	5	0	0.00%
9.01.3012	12	12	0	0.00%
9.01.3013	30	30	0	0.00%
9.01.3014	16	14	2	12.50%
9.01.3015	35	35	0	0.00%
9.01.3016	50	49	1	2.00%
9.01.3017	22	22	0	0.00%
9.01.3018	27	24	3	11.11%
9.01.3019	21	21	0	0.00%
9.01.3020	66	63	3	4.55%
9.01.3021	7	6	1	14.29%
TOTAL	3251	3075	176	5.41%
OREM CITY	26,970	25,816	1,154	4.28%
UTAH COUNTY	148,350	140,602	7,748	5.22%
STATE OF UTAH	979,709	877,692	102,017	10.41%

TYPE	NUMBER
Accounting, auditing, & bookkeeping	2
Advertising services (general)	1
Apparel & accessories	2
Arts, crafts, & hobbies	4
Assisted living facilities, large	1
Authors - books, magazines, newspapers, & computers	1
Automobile repair	7
Automobile wash	1
Automobiles, motor vehicles, & other automotive equipment	1
Beauty & barber shops	5
Blueprinting & photocopying	1
Building construction - general contractor, office	6
Building materials, equipment supplies, & hardware	1
Business & management consulting	4
Cabinetry, furniture, & fixture manufacturing	2
Cameras & photographic supplies	1
Check cashing & other credit services	1
Clothing, apparel, & accessories	4
Commercial janitorial	3
Computer goods & services	3
Corporate or personal executive office	17
Dancing schools	1
Direct selling organizations	1
Driving schools	1
Drugs & related drug dispensing	1
Dry goods & general merchandise	3
Electrical apparatus & equipment, wiring supplies	1
Employment services	1
Engineering & architectural	2
Equipment rental & leasing	2
Family & behavioral counseling	1
Fast food	5
Furniture & home furnishings	3

Table B Major employment types



TYPE	NUMBER
Gasoline service station with or without store	3
Gold & silver	1
Groceries & food stuffs	2
Gymnasium & athletic clubs	1
Health spas	1
Home day care services - child & adult	5
House cleaning	8
Hunting & fishing clubs	1
Ice cream & frozen desserts	2
Internet services	3
Landscaping services, office & storage	2
Landscaping services, office only	8
Massage therapy	1
Medical & dental laboratories	2
Medical clinics - outpatient	2
Medical, dental, & health services	2
Motor vehicles (new & used)	1
Motor vehicles (used)	4
Musical instruments	1
Photographic services - including commercial	2
Plumbing & heating equipment & supplies	1
Research, development, & testing services	1
Restaurants	1
Re-upholstery & furniture repair	2
Rug cleaners / repair	2
Small engine, appliance, electrical, & machine repair	2
Sober living facility	2
Solicitors	2
Sporting goods	2
Taxicab transportation	1
Tires, batteries, & accessories	1
Toys	1



AESTHETICS	Clean up neighborhood
	Concern with keeping properties in good condition.
	Dead lawns & trees, trash
	Keeping apartments, duplexes, & quadplexes looking nice & not run-down
	So many renters, landlords not taking care of property
	State Street is an eyesore
	City dumpster overflow
	Junk & vehicles in front of people's lawns - Nuvview Circle & Orchard Drive
	Rentals maintained to preserve the "look" of the neighborhood
BUSINESSES	Street & business planning
	Attracting consumers to area vs. Traverse Mountain, Lehi area
	Please do not extend businesses any further east than they are now - 800 N fine as is
	Encroachment of business into the residential areas off of 800 N
	Attracting the right kind of business
	Get rid of payday lenders
	Controlling parking for businesses, regulation - 100 W 400 N
DRUGS, CRIME, & SAFETY ISSUES	Crime
	Halfway house on 750 N
	Safety issues & heads up would have been nice
	Safety issues in general
	There have been a lot of drugs/shootings/etc.
	Car break-ins
	University Place - which will soon become a pocket ghetto & drug haven
	Safety in neighborhood
	Crime - 2nd highest in Orem
	Keep police presence against drug selling houses
	Drug availability
	Drugs
	200 E, 235 & 275 E, Village Park Apartments
	Gang & drug activity
	Drug traffic around Sharon Park neighborhood
	Drugs at the park!!!! We need more police presence!
	People living at the park in their cars & people drug dealing as well.
	High density housing without long term leases leads to crime
	Lack of street lighting in some areas
	Perception of drugs/crime" at the Village Apartments
Drug related issues on 400 E, 290 N	
Landlord; tenant issues; upkeep, drugs, & their accountability	
Safer, less drugs, less renters in single family homes	

Table C Comment cards



UTOPIA	Utopia has been a money pit! A disaster since day one. Orem city should not have involved themselves with private enterprise. Using taxpayer money to be in competition with private enterprise. What you got was an inferior system that is not keeping up with the time.
	Finish building out UTOPIA
	Better internet. Utopia, Google, etc.
	Connectivity (UTOPIA) for an internet should be infrastructure
	Finish build out of UTOPIA - stop robbing my grandchildren to save me a few bucks.
GENERAL COMPLAINTS & QUESTIONS	Build the auditorium for the library & aid the library in remaining the arts center for Orem.
	500 N slowing speed of traffic - kids treat it like a race track
	State Street 800 N traffic. Reroute?
	Light pollution - Get street lights to point down or use LED light
	Speeding on Orchard Drive & on 600 N
	Water pressure - sprinklers not covering areas- we don't want to waste water - neighbors complaining too. 1200 N - east of Main Street
	The move to less apartments should not undercut affordable housing
	Some older residents view traffic patterns from a lens of the past & want to maintain that level of traffic patterns. They aren't so sure of cost of new infrastructure.
	Traffic, parking concerns? The catholic church easily doubles the number of cars that pass my home weekly. They have meetings all day Sunday as well as many throughout the week. They regularly overflow their parking lot & every street around the church. For 20-30 minutes before & after each meeting traffic becomes more congested that ever should be allowed in residential zoned area. At times I can't get in or out of my own driveway.
	Our neighborhood (290 N) did not know what to do on the April "Great Shake Out" nor the recent Orem City disaster drill.
	High density housing leading to high density traffic
	What will be the future of aging neighborhoods?
	Increased traffic on North Main
	Increased funding for emergency services in addition to CERT
	Increasing high water costs
	Enhancement of AM radio services managed by Orem City
	North very rarely enacts
	One is playing Chicken with oncoming traffic.
	Side streets off of 800 N
	Speeding cars entering residential areas
	We need speed bumps for residential side streets
	That connect to such high traffic high speed roads!
	Too fast traffic on 500 N
	Will the library expansion happen ever? They need an auditorium so the programs aren't always so crowded.
	Why do you live in "our" neighborhood? When we purchased our home 17 years ago we bought a house in the quietest neighborhood we could afford. Yes this neighborhood was quiet then.
	Access to specific information & data regarding future property value & neighborhood conditions
	City-wide covenants
	Representation of different groups at meeting - Latino population
	More culture
	SP elementary earthquake safe?
Only four way stops on non-busy roads	
We need train from Provo to St. George	



ISSUES REGARDING SPECIFIC ADDRESSES

Idea to improve neighborhood. Enforce zoning laws & noise ordinances for all residents. The church seems to be exempt from having to follow the Laws. The rules should be the same for All.
Vision for future of neighborhood? Unknown. Would help immensely if the Catholic Church were made to follow the zoning laws in place in “our” neighborhood.
Illegal dumping at the park dumpster
Replace road at 150 or 100 E between Center Street & 100 N
Stop sign at 500 N 200 E - hard to see past Joiner’s trucks
Speed of 25 mph on 400 E & 400 N
Vacant lot on 400 N, any plans for it?
Cornerstone Condominiums are private property
Road paint lines are off center (to the south) on 500 N (State Street to Main Street)
Holding landlords accountable for maintenance of their rentals, i.e. duplexes on 400 E, just above 290 N. They are trashed & need to be cleaned up!
The sidewalk on the north side of 200 N has been damaged by years of snow & desperately needs to be replaced
The monstrosity on 300 S & State Street
Cars parking on 100 W & Main Street
(500 N-800 N) makes visibility hard & no room
400 N & Main (N-S)
Need flashing stoplight
Who maintains 800 N grounds
Neighborhood preservation
94 W 1200 N
10 E 1200 N faces Main
Difficulty turning north off of 800 N on 200 E
Blocked view on 500 N 200 E
Traffic left turn light on State Street & 400 N
State Street & Center Street left turn lane going east to north
Corner of 500 N 200 E is a blind corner because of parked cars - needs to be four-way stop.
Crosswalk by Sharon Park Elementary 500 N needs a crossing guard
Crosswalk at 400 N & 250 E
Two homes on 100 N that could cause fire - hoarding blocking main house door. No way can the fire department save them & possible concern of danger for firefighters
Safety for students (need a crossing guard for 500 N)
“Perception of drugs/crime” at the Village Apartments
Abandoned driveway? 787 Orchard Drive
Install stop sign on 700 N, 120 E
Desire a dedicated green arrow to go east from State Street onto 400 N
Drug related issues on 400 E, 290 N
Developing vacant plot of land on 700 N & 300 E
Stop signs at intersection of 400 N & Main Street needs flashers
No sidewalk on neighborhood roads between 200 E 250 E, 200 N 400 N
Controlling parking for businesses, regulation - 100 W 400 N
Junk & vehicles in front of people’s lawns - Nuvview Circle & Orchard Drive



PARK COMMENTS & COMPLAINTS	<p>“Neighborhood privacy from city activities.” When Theater Stage was built 100 N & about 340 E we were promised that the city would maintain a buffer. We were told that they felt the trees should provide that. It has not been enough & the city came in & cut up the pines taking out the lower pine average suggestion: That more trees should be added to allow the privacy that this 100 N St neighborhood deserves & was promised.</p>
	<p>Also, the late night practices lasting well past 10 p.m. Also this area attracts young groups of kids & others. They hang out late into the night, even early morning. People are always sleeping in the stage area.</p>
	<p>Orem city activities crammed into small spaces that should be held in Scera Park Area (Family City Orem Summerfest was a mess)</p>
	<p>Carnival activities could be held at Scera park area</p>
	<p>Fireworks held at City Ballpark seem to work out fine</p>
	<p>Residents have been very happy & pleased with the manners & activities carried out at the city baseball park. We’ve never has a problem. We appreciate these programs being in our neighborhood, they are constructive & bring families together.</p>
	<p>I would love to have another park in the area</p>
	<p>How about recycling cans around the ballpark? Plastic & aluminum could each have their own receptacles.</p>
	<p>Arboretum is wonderful & the walking path. Could you leave the garbage cans & dog poop bags out all year? People walk in the winter too.</p>
	<p>Park: not safe - often there are homeless people at Sharon Park</p>
	<p>Park safety especially after dark</p>
	<p>600 N, 300 E OR NE corner of Sharon Park</p>
	<p>Groups of teens smoking, alcohol, every night</p>
	<p>Lighting in Sharon Park. Dark area, not safe at night</p>
	<p>Preserve parks & greenspace</p>
	<p>Keep Sharon Park. It is well maintained & well utilized.</p>
	<p>I think the number of parks & their location is good.</p>
	<p>Keep the parks, create more green space</p>
	<p>Parks = good</p>
	<p>Don’t have so many big events at the park so parking spills to streets missing some sidewalks.</p>
	<p>Parks & greenspace - love having the city park right next to the elementary school</p>
	<p>Drug traffic around Sharon Park neighborhood</p>
	<p>Drugs at the park!!!! We need more police presence!</p>
	<p>People living at the park in their cars & people drug dealing as well.</p>
	<p>Illegal dumping at the park dumpster</p>
	<p>I think the number of parks & their location is good.</p>
	<p>More lighting in Sharon Park</p>
	<p>Bring picnic tables back in Sharon Park</p>
<p>Homeless issues at City Center Park</p>	
<p>SP park - splash pad on NW corner</p>	
<p>SP park - Lights in & around pavilion, more swings, lights on SW corner, splash pad inside path on NE corner</p>	
<p>Love the city park!</p>	
NORTH UNION CANAL	<p>Safety around canal</p>
	<p>Walking path</p>
	<p>Cover canal for a walk/run/bike trail</p>
	<p>NU Canal Trail - Directional lighting - bushes or trees that are low maintenance along path</p>



STATE STREET	State Street congestion & abandoned business buildings
	State Street is an eyesore
	State Street frontage improvement from Center Street to 1200 N
	Work hard to bring TRAX down State Street, west side already served by Front Runner.
	Implement State Street reinvention as noted in State Street master plan. Except- let SCERA die, who needs 1950's musicals & Las Vegas chorus girls
	Was alarmed when State Street plan compared Orem to other huge cities like Philadelphia, who have a State Street & Orem Blvd. layout & the goal seemingly was to "copy" those plans
	Bike path on State Street
	Metered State Street parking
ZONING/HIGH DENSITY	This city has been ruined by the city council allowing too many high density projects
	Other high density projects throughout the city
	Keep LDM zoning for single aging homes in N. Orem
	Don't want higher density housing. Did not move to Orem to move to a big city.
	Limit high density housing. There is enough already in the area.
	High density housing without long term leases leads to crime
	Zoning: No more apartments
	Impact of high density housing
	High rise apartment buildings in center of town are ugly!
	Maintain Residential nature of the neighborhood - preserve current density.
	Preserve single family dwellings
	Preserve single family zoning & enforcement
	High density housing leading to high density traffic
	Maintain Residential nature of the neighborhood - preserve current density.
	Keeping apartments, duplexes, & quadplexes looking nice & not run-down
	Preserve single family zoning & enforcement
	Preserve single family dwellings
	Preserve property rights - don't force moves
Keep single family housing	
Zoning - no more apartments (larger than duplex) too many already - ditto	
Maintain low-density housing - enforcing zone in older Orem north neighborhoods	
PARKING	Responsible parking enforcement in business areas 100 W (400 N-800 N)
	Cleaning the streets of broken down cars
	Cars parking on 100 W & Main Street
	(500 N-800 N) makes visibility hard & no room
	Corner of 500 N 200 E is a blind corner because of parked cars - needs to be four-way stop.
	Traffic, Parking concerns? The catholic church easily doubles the number of cars that pass my home weekly. They have meetings all day Sunday as well as many throughout the week. They regularly overflow their parking lot & every street around the church. For 20-30 minutes before & after each meeting traffic becomes more congested that ever should be allowed in residential zoned area. At
	Too many cars parked in front of one home
	Metered State Street parking



RENTERS & RENTAL PROPERTIES	Landlord owns 6-7 homes in the neighborhood & seems like a slumlord. Properties are not kept up. 300 E
	Holding landlords accountable for maintenance of their rentals. I.e. duplexes on 400 E, just above 290 N. They are trashed & need to be cleaned up!
	So many renters, landlords not taking care of property
	Poor landlords: tenants
	Land owners need to maintain property
	Yard care
	People not taking care of yards
	Rental properties-->houses
	Fire danger with [untamed] lawns
	Junk cars in front of house
	Mechanical work on cars & curbside
	House care - a lot of very old houses & abandoned looking sidewalks & road conditions
	Families (renters) that rent out rooms.
	Too many people (families) living in one house (illegal apartments)
	Maintain renter's rights
	Provide way to encourage home ownership instead of rentals
	Concern with keeping properties in good condition.
	Questionable residents in Village Park
Landlord; tenant issues; upkeep, drugs, & their accountability	
Rentals maintained to preserve the "look" of the neighborhood	
Safer, less drugs, less renters in single family homes	
TRAFFIC	Exiting the neighborhood
	Speeding cars (pedestrian safety)
	Replace 4-way stops with 2-way stops
	Evaluation on traffic flow on State + 100 N
	800 N & State - No speed bumps in parking lot - don't like the blocked in power section on the south part of the parking lot
	Traffic calming on 400 N
	Fast traffic in residential areas, speed bumps would be good, 60 E 800 N
	Too much traffic on 800 N
	Travel route = 600 N enforce speed limit
	Restrict commercial traffic on 400 N



PLANNING/PLANNER TOPICS	Stop putting your time & our money where it doesn't belong.
	Control out of control spending of Orem City Planners
	Bus services on 400 E to Center Street cancelled after many years (hard on seniors)
	Preserve the neighborhood as it is now.
	Preserve property rights - don't force moves
	Avoid federal government entanglement in our neighborhood
	Was alarmed when State Street plan compared Orem to other huge cities like Philadelphia, who have a State Street & Orem Blvd. layout & the goal seemingly was to "copy" those plans.
	Bike path on 800 N wanted
	Developing vacant plot of land on 700 N & 300 E
	Install bus service up & down 400 E
	Bike path on State Street.
	No sidewalk on neighborhood roads between 200 E 250 E, 200 N 400 N
	Public transit - need Trax
	Better public transit
Restrict commercial traffic on 400 N	
SIDEWALK & ROAD MAINTENANCE	Sidewalk safety (broken slabs) poorly maintained
	Pay taxes (34 units) city street cleaning no auth.
	Better sidewalks
	Road conditions
	Improve sidewalks
	Some areas lack sidewalks
	Lack of street lighting in some areas
	Potholes my car disappears in
	Hard to see at some stop signs. View to cross street blocked.
	Street lights need to be maintained. We've had one out for a couple weeks.
	Making sure sidewalks are in place throughout the neighborhood
	Wide sidewalks = good
	Make sure that sidewalks have ramps to increase accessibility to disabled & senior citizens.
	Street signs are too hard to read.
Broken sidewalks - 200 N 400 E	



QUESTION 1	
What brought you to this neighborhood? Why did you choose this neighborhood over others?	
Good rental property	Location, friendliness
School, work, nice renters	Proximity to work, affordable
I don't know	Family/cost of living
Lived here whole life	Work/home was available
Clean, well kept, low rent	Very calm/great place to raise kids
Rental property	Grew up in this neighborhood
Bought home	Move to different house
My relator/close to local shops	Purchased a home, both grew up in Orem
Born here	House became available to rent, wanted to stay in ward & stay near neighbors
-	Grandmother's house, she passed away & it was convenient to keep it
Home available	My family
First time homebuyers	Central location
Living at grandma's house	Safety, aesthetics
Tranquil neighborhood	Family
Big yard, established landscaping, close to retail	Price/location, like State Street presence for clients & price was right
House hunting, safe area for kids	Work & cheap
Close to parks, no yards	Price, convenience
Parents live here	A place to live that I could afford, no particular reason
Bought home	Moved from VA, blind rental
Affordable housing, yard	Close to shopping stores
Relatives, good property, & price	Affordable housing
Family, home was new at the time	Cheap rent, lower deposit
Housing	Pet friendly, W/D hookup, 3 bedrooms
Friends, easy to move to	Near to work
It's not Provo, more chill	Pet friendly, somewhat affordable
1st moved into apartments	We heard good things about it
Bought home	Family, cheap
Job transfer	Close to work
House was affordable	Low rates, close to unit, pet friendly
Quiet family neighborhood	Been here 20 yrs., friendly peeps
House was affordable	Driving through it felt right
House was affordable	The price, location
Needed a bigger house, close to schools	Been here 22 yrs.
Bought home	A new house in 1969
Wanted a better neighborhood	-
BYU, close proximity to work	I grew up here
Family lives in city, close to work	People closer to our age
Had the house I was looking for	Cheap apt.
House was affordable, quiet neighborhood	Family, great neighborhood, & location

Table D Survey Responses



QUESTION 2

QUESTION 2	
Would you stay here long term? Why or why not?	
Wants to	Yes, as long as community is clean & happy
No, plan to buy bigger house	Yes, it's too hard to move
No, miss hometown	Yes, if neighborhood quality does not continue to drop. less high density/commercial, more low-density housing. code enforcement on housing has been low
Yes, safe/it's home	Yes, they love it
No, nearby areas seem dangerous	Yes, calm compared to other places, positive impact & vibe
Probably not, going to buy a house someday	Yes, like diversity, central to everything
Yes, lived here 40 years	Yes, getting older
No, too much Mormon culture	Yes, family
No, living with parents	Renting so probably not
Yes, peaceful place to live	Love to stay, but crime & rental property getting out of control, too many ppl in same house
No, too busy	Yes, good community, not much crime
No, need bigger home	Yes, as long as sales are good, if city regulations make it harder then possibly
Yes, cheap rent/likes the neighborhood	Yes, safety, size, & exposure
Yes, good place to raise children	Yes, peaceful
Yes, big enough for family, good neighbors, & school	Yes, so ppl can find us
Yes, finish school for kids	Probably not, internet service in Provo
No, schools aren't the best	No, ordinances not enforced
Yes, own a house	Yes, good neighborhood
Maybe, not good restaurants, stores, or schools	Hopefully move to nicer area
Home owner	Maybe
Yes, relatives close by	No, -
Yes, good people	Probably not. It's ghetto
Yes, depending on job location	Probably not, like to buy
Yes	Yes, secure & quiet
Yes, it's a pleasant neighborhood	No, don't like apts.
Yes, relationships with neighbors	Yes we have nice neighbors
Yes, safe, comfortable, good people	Yes for cheap, no for ghetto
Yes, great neighbors	Yes, if it was safe & more parking
Lived here 30 years	No, rather pay mortgage
Yes, family lives close	Love neighborhood, proximity, & Smith's
Yes, lived here 30 years	Yes, planning to retire, like the house
Yes, like the neighborhood	Yes, friendly neighbors close to shop
Yes, best neighborhood ever	Yes, liked it when we married
Yes, very good neighborhood	Yes, no plans to leave
Not for long, only renting right now	Yes, purchasing
Yes, bought a house & like my neighbors	Yes we like it here
Yes, peaceful, friendly, & things are close	Absolutely stay
Yes, great neighbors & community	No, not the size, older neighborhood
Yes, it's a good area	Yes



QUESTION 3	
What would you most like to see come into your neighborhood?	
Fix drug problems	Utopia
-	More residential, family friendly attraction. Splash pads, park cleanups
-	Good people
-	Little more police
More walking paths	More sidewalks, walking paths, enforce single family dwellings so not so many cars
Safer environment/more friendly neighborhood	-
Less rentals	Parks, community activities
Dog parks	Good people to be around
-	Stay long term, more enforcement of codes
-	Everything is great
-	Older homes being rebuilt
Speed bumps on 700 N	-
-	-
-	Indifferent or higher end businesses, we work with that clientele
Muslims/diversity	School closer to Village Park
-	-
Better parks/more things for kids to do	Parks
-	-
Making sure its safe, parks close by, government housing gone	Kids activities
Sidewalks	-
-	More rec. & activities for kids
More single family homes people can afford	Google Fiber
Older houses renovated/fixed up & better street lighting	-
Parks	Fast food, stores like Ridley's
-	A bigger playground with swings
Upgrade on sidewalks	Life, trees, pathway for walks
Small business enterprises	Safer & cleaner
-	A friendly neighborhood, Spiderman
Junky neighbors cleaned up	More people move in
Good neighbors	-
Upgraded housing	Families with kids, no HOA's
Less rentals, bigger homes	Nothing
Parks	More young families
No commercial, only single family residence	-
Anything that helps with privacy	Yard cleanups
Enforcement of codes	Very happy, nothing
-	Safer roads, walking trails
-	More kid friendly businesses, cheaper
-	
Development	



QUESTION 4

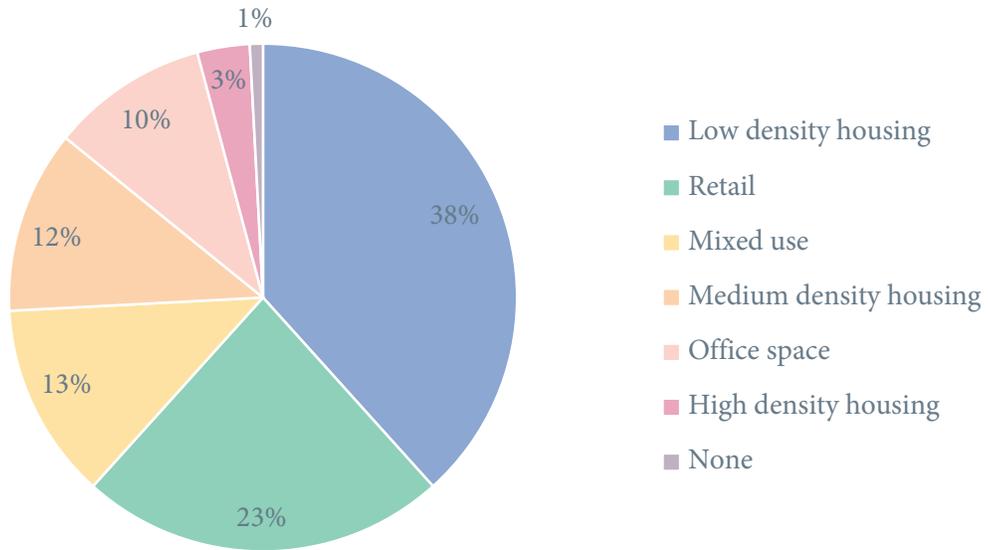
What new developments would you like to see on State Street (in-between Center Street & 1200 N)? What would you not like to see?

Toddler safe zone in Sharon Park	Retirement community
Less traffic	Restaurants
-	DON'T want to see Downtown SLC come to State Street keep more family friendly shops, restaurants
No more high rises	Less development, the better
More vacant luxury apartments	Not see so much construction on every road
-	Better landscaping
No more apartments/new commercial development	NO apartments
No more apartments	Fewer apartments, kid friendly places
Less cars/stop signs	Usually doesn't do shopping around State Street because it seems too busy
-	Less run down businesses, more active community feel, like Downtown Provo
Sprinklers wasting water	So much construction & traffic, less of that
Eye catching buildings vs. eye sores	Allow business to be able to put more signage on the street
-	-
Everything is close	-
Less traffic	Underground power lines, not much
It's close to the mall/grocery stores/everything you need	Pop-eyes chicken, outlet stores up north
New parks	-
No more apartments	-
New restaurants, no Walmart, better Target	-
Light rail	Family stores
-	More to do (museums or family events)
Outlet stores	Same as #3. Less unfinished projects
-	Better traffic flow
No more vape shops	-
No more housing units-facelift for State Street	Retail
Want light at 400 N	Stop sign
Small business enterprises	Improved apts. dog approved
Less construction	Street light for complex
-	Sit down restaur. park, entertainment
-	No
More commercial businesses	Not construction
Trader Joe's	Public transit (trax or fronrunner)
Small businesses, no big businesses	Large/tall apts. don't like the big city
Small specialty shops & restaurants	Businesses, cafe's, no more apts.
No more apartments	No HDH
Green space, curb appeal	Nicer buildings
-	Don't know
Traffic is bad, no more HDH & MDM	Safer roads
-	More shopping/retail



QUESTION 5

What type of new development would you most like to see in your neighborhood (outside of State Street)? (Mark all that apply)

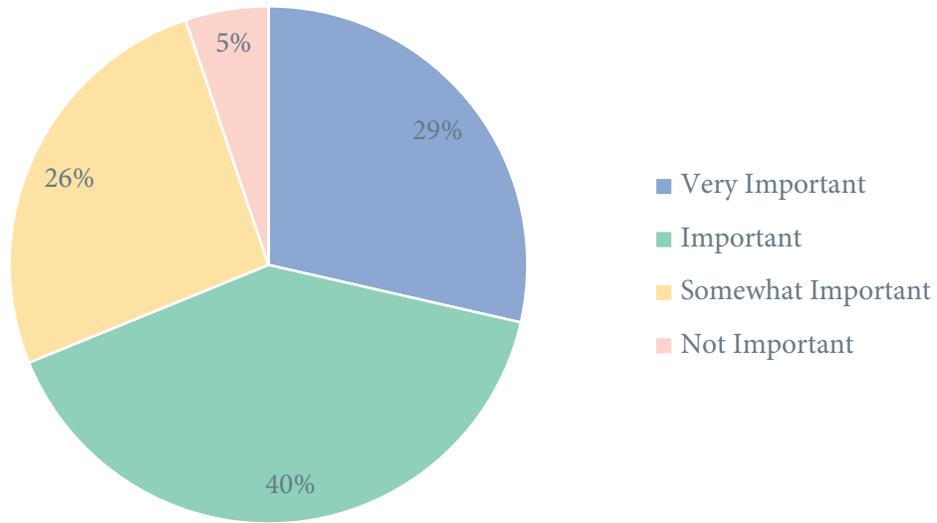


*A total of 70 residents answered this question



QUESTION 6

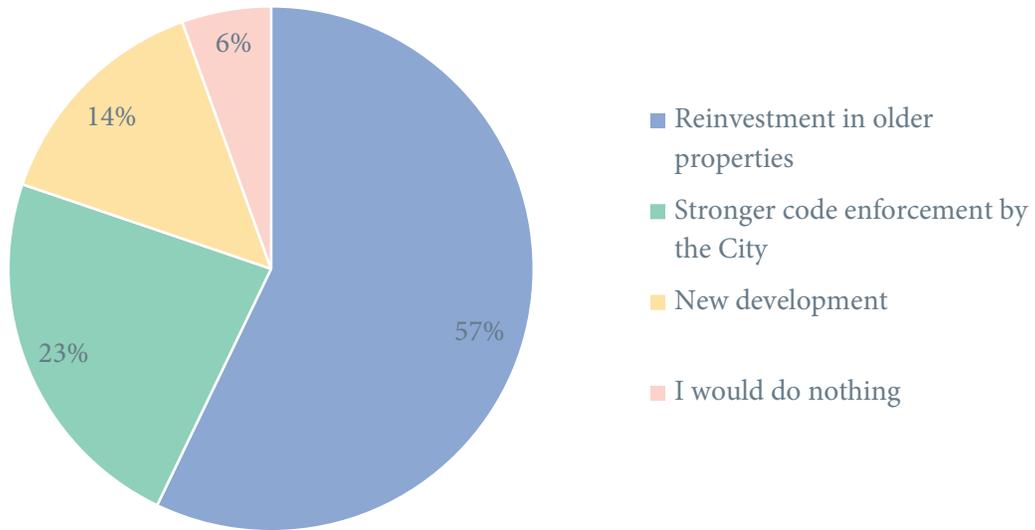
How important is maintaining or raising property values in your neighborhood?





QUESTION 7

How would you like to improve property values in your neighborhood? (Mark all that apply)



*A total of 74 residents answered this question



QUESTION 8	
Would you like to see additional/new bike lanes in your neighborhood, & if so, where would you want them to go?	
YES Comments	
200 E	Near Iceberg & places where people ride bikes already
800 N	Yes parking on street,
Everywhere	Lots of wide streets in neighborhood
Every road	State Street
All main streets	But on-street parking is more important to keep
For kids to get to school	Everywhere, 800 N, Union trail
Everywhere	Walkability on State Street & walking trails
Canyon Road	Everywhere
400 N	Along a tennis racket
Bike trail next to Union Canal	Into the canyon or a park
State Street, 800 N, Center Street	But not on State Street
Only put bike lanes on wide roads	One to the canyon
More trails, Union Canal Trail	Anywhere
On main roads	East/west on Center Street
Bike lanes are less important, but 400 N should have bike lanes & no on-street parking	All double yellow 2 lane streets
Busy roads	
NO Comments	OTHER Comments
Wants more parking	I don't care
Bike trail on canal would be good	I don't know
Sidewalks are good enough	
I think we're fine here	

